WARRANTY DEED

Bill Garrett Davidson County
Batch# 65097 DEEDWARR
03/05/2018 01:02:06 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180305-0020523

B-BR-18-636A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-6-18 (AFFIX SEAL)

MARY FRANCES R... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2018

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diane Boyer and Steven Boyer	**Mortgage Investors Group**	
(NAME)	(NAME)	
636A Vernon Ave.	**8320 East Walker Springs Lane**	**091-05-0M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANE BOYER AND STEVEN BOYER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 636 Vernon Avenue Townhomes, appearing on the Plat of Exhibit " C" of the Declaration of Covenants, Conditions and Restrictions for 636 Vernon Avenue Townhomes, of record in Instrument No. 20160427-0041088 and amended in Instrument No. 20160906-0093338 and Instrument No. 20160920-0098929 and Instrument No. 20160922-0099889, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Anthony E. Ewing, unmarried by Warranty deed from Billy D. Willeby, unmarried of record in Instrument No. 20151105-0112660 Register's Office for Davidson County, Tennessee, dated November 03, 2015 and recorded on November 05, 2015.

Being a portion of the same property conveyed to Ewing Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Anthony E. Ewing, unmarried of record in Instrument No. 20160427-0041084 Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 27, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20160803-0080212, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160427-0041088 and Amended in Instrument No. 20160906-0093338 and Instrument No. 20160920-0098929 and Instrument No. 20160922-0099889, Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Book 4336, Page 446, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636A Vernon Ave., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF MARCH, 2018.

Ewing Holdings, LLC, a Tennessee limited liability company

BY: _____
Anthony E. Ewing
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212