Bill Garrett Davids
Batch# 96023 DEEDWARR
05/23/2018 01:13:41 PM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20180523-0049453

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

B-BR-18-634A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21

(AFFIX SEAL)

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)
Sarah Chance and Josh Chance	Pinnacle Bank	
(NAME)	(NAME)	
634 A Vernon Avenue	949 Shady Grove Rd #200	**091-05-0N-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis TN 38120	
(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 **SARAH CHANCE AND JOSH CHANCE, 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 A, 634 Vernon Avenue Townhomes, Declaration of Covenants, Conditions and Restrictions for 634 Vernon Avenue Townhomes of record in Instrument Number 20160427-0041085, as amended by Amendment No. 1 of record in Instrument No. 20160906-0093337, Amendment No. 2 of record in Instrument No. 20160920-0098930, and Amendment No. 3 of record in Instrument No. 20160922-0099888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part 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 3, 2015 and recorded on November 5, 2015.

Being a part of the same property conveyed to Ewing Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Anthony F. 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160427-0041085, as amended by Amendment No. 1 of record in Instrument No. 20160906-0093337, Amendment No. 2 of record in Instrument No. 20160920-0098930, and Amendment No. 3 of record in Instrument No. 20160922-0099888, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee.
- Charter of 634 Vernon Avenue Townhomes Homeowners' Association, Inc. of record in Instrument No. 20180508-0044208, 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: **634 A Vernon Avenue, 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 10th DAY OF MAY, 2018.

Ewing Holdings, LLC, a Tennessee limited liability company

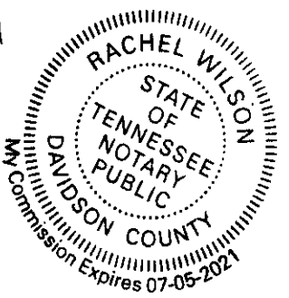
BY: _____
Anthony E. Ewing
Member

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 10th of May, 2018.

_____
Notary Public
My Commission Expires: 7-5-2021
(SEAL)



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