THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Ortale Kelley Law Firm 330 Commerce Street, Suite 110 Nashville, TN 37201	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00. SR Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2020 April N. Bradley Notary Public MY COMMISSION EXPIRES: 9-13-2021 (AFFIX SEAL)

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William Hughes Ball	F & M Bank	
5512 Pennsylvania Avenue	Attn: Payment Processing 2081 Wilma Rudolph Boulevard	091062H00200
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EWR Partners, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hughes Ball, an unmarried man, and Lauren Ashley Doll, an unmarried woman, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plan of 5512 Pennsylvania Avenue, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 5512 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180824-0083950 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 portion of the same property conveyed to LS Properties, LLC by Warranty deed from Bobbie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings of record in Instrument No. 20161117-0121101 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 17, 2016.

Being a portion of the same property conveyed to EWR Partners, LLC by Warranty deed from LS Properties, LLC of record in Instrument No. 20180530-0051526 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 30, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 356205 DEEDWARR
02/10/2020 04:03:57 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20200210-0015271

This is () UNIMPROVED

(X) IMPROVED property known as **5512 Pennsylvania Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 7th day of February, 2020.

EWR Partners, LLC

BY: Billy Rowland, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Billy Rowland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, **EWR Partners, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 7th day of February, 2020.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY