WARRANTY DEED

Karen Johnson Davidson County
Batch# 780808 **DEEDWARR**
12/28/2021 03:45:36 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20211228-0170779

B-SH-21-2022B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC My Comm Exp. 06/11/2023 COUNTY OF CHEATHAM

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)
Clayton M. Bewley and Jimela M. Bewley	**Acra Lending**	
(NAME)	(NAME)	
2022B Herman Street	**25541 Commercecentre Drive, Ste. 250**	**092-07-0R-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Lake Forrest, CA 92630**	
(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, **TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITD LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAYTON M. BEWLEY AND JIMELA M. BEWLEY, HUSBAND AND WIFE,** 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. B as established in Declaration of Covenants, Conditions, and Restrictions for Herman Street Townhomes, a horizontal property regime with private elements of record in Instrument No. 20201021-0122453,in the Register's Office for Davidson County, Tennessee with plat attached as Exhibit A-1, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to David L. Manis and Joe Groves, as Tenants in common by Warranty deed from Deborah A. Ellison, unmarried of record in Instrument No. 20190528-0050026 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019. (Value or consideration as shown in aforementioned deed $68,000.00.)

Being a portion of the same property conveyed to Two E's Development LLC, a Tennessee limitd liability company by Warranty deed from David L. Manis, married and Joe Groves, married of record in Instrument No. 20200701-0071564 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020. (Value or consideration as shown in aforementioned deed $160,000.00.) Being also known as 2022B Herman Street Nashville, TN 37208.

Being a portion of the same property conveyed to David L. Manis and Joe Groves, as Tenants in common by Warranty deed from Deborah A. Ellison, unmarried of record in Instrument No. 20190528-0050026 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019.

Being a portion of the same property conveyed to Two E's Development LLC, a Tennessee limitd liability company by Warranty deed from David L. Manis, married and Joe Groves, married of record in Instrument No. 20200701-0071564 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 162, Register's Office for 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 20201021-0122453 and Supplemental Declaration in Instrument No. 20201204-0141121 and Amendment in Instrument No. 20210621-0083556, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201008-0117333, in the Register's Office for Davidson County, Tennessee.

- Right of Way Agreement of record in Instrument Number 20201130-0139069 and in Instrument No. 20201130-0139070, in the Register's Office for Davidson County, Tennessee.
- Rights or claims of parties in possession not shown by the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2022B Herman Street, Nashville, Tennessee 37208**.

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 22nd DAY OF DECEMBER, 2021.

Two E's Development LLC, a Tennessee limitd liability company

BY:_____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY 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 PRESIDENT of TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITD LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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