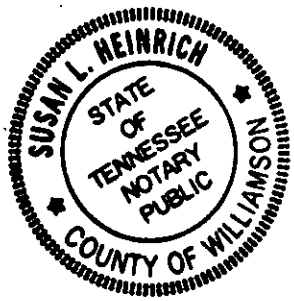
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EFCO Properties LLC	New *Owner	105-06-0-189.00
(NAME)	(NAME)	
744-746 Alloway St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **The Alloway Street Trust 744, as trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EFCO Properties LLC, a general partnership**, 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:

A tract of land lying and situated in Davidson County, Tennessee, and being Lot No. 18 on the Plan of Mrs. Matilda Alloway's Subdivision of Lot No. 5 of the Horton Plan, as of record in Book 161, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description legal.

BEING the same property conveyed to Mid-State Brokerage, Inc., trustee for the Alloway Street Trust 744 by deed from Edward W. Linder, married dated September 15, 2006, of record in Instrument No. 20061012-0126697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 744-746 Alloway St, Nashville, TN 37204

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, has 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.

BILL GARRETT, Davidson County
Trans:T20140029159 DEEDWARR
Recvd: 04/29/14 13:19 2 pgs
Fees:13.00 Taxes:592.00
20140429-0035951

Witness our hands this **25th** day of **April, 2014**

Mid State Brokerage, Inc.
Janice Linder - Trustee

The Alloway Street Trust 744
By: MidState Brokerage Inc., by Janice Linder, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Janice Linder with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Alloway St. Trust 744 Trust ~~dated~~ _____, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **April, 2014**

_____
Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122