(1)

BILL GARRETT, Davidson County
Trans:T20140032613 DEEDWARR
Recvd: 05/12/14 10:27 2 pgs
Fees:13.00 Taxes:684.50

20140512-0040279

Warranty Deed

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Crystal B. Moffat Affiant Subscribed and sworn to before me, this the 9th day of May, 2014. Georgette R Kennedy Notary Public My commission expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine J. Allgood	SHELTER LENDING SERIVCES	
255 Tanksley Ave.	2550 Meridian Blvd.	119-14-0-046.00
Nashville, TN 37211	Suite 100 Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ENEFDI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE J. ALLGOOD, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 25 on Block D of the Plan of Woodbine Courts, Section 2, not of record, described according to a survey by Blanchard and Parris, Engineers, as follows:

Beginning on the Southerly margin of Tanksley Avenue at the corner of Lots 25 and 26, being 525 feet, more or less, East of the Easterly margin of Simmons Avenue; thence with the line between said two lots, Southwardly 156.5 feet to the common corner of Lots 4, 5, 25 and 26; thence with the line between Lots 5, 6, 24 and 25; thence with the line between Lots 24 and 25, Northwardly 156.5 feet to the Southerly margin of Tanksley Avenue; thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Enefdi, LLC by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20130103-0001027 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on January 03, 2013.

Being the same property previously conveyed to John B. Judkins and Janice L. Johnson, unmarried by deed from David E. Edwards and wife, Anita E. Edwards of record in Book 8245, page 898, Register's Office for Davidson County, Tennessee, dated November 28, 1990 and recorded on November 30, 1990.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 255 Tanksley Ave., Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2014.

Enefdi, LLC, a Tennessee Limited Liability Company

By: _____
Name: Neal Doherty
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neal Doherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Enefdi, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014