BILL GARRETT, Davidson County
Trans:T20160030951 DEEDWARR
Recvd: 04/15/16 13:59 2 pgs
Fees:13.00 Taxes:1942.50
20160415-0036545

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 525,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2016.

Notary Public

My Commission Expires: 5.8.18
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin E. Wilson (NAME)	new owner (NAME)	105-06-0F-002.00
746 Alloway Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We, EFCO Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin E. Wilson, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit B of the Alloway Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for Alloway Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201408060070605, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same lands conveyed to EFCO Properties LLC, a General Partnership from The Alloway Street Trust 744, as Trustee by Warranty Deed dated April 25, 2014 and recorded April 29, 2014 in Instrument No. 201404290035951, Register's Office for Davidson County, Tennessee.

The prior deed incorrectly referenced the Seller as a General Partnership, and it is a Limited Liability Corporation.

This is improved property known as: 746 Alloway Street, Nashville, Tennessee 37203.

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, his 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, his 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 13th day of April, 2016.

EFCO PROPERTIES, LLC, a Tennessee Limited Liability Company

By: WILLIAM F. SNYDER, Member
AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared WILLIAM F. SNYDER, Member, 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 Member of EFCO PROPERTIES, LLC, a Tennessee Limited Liabilty Company, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Davidson County, on this the 13th day of April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018