RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20160036545 DEEDWARR
Recvd: 05/03/16 11:03 2 pgs
Fees: 13.00 Taxes: 1935.10
20160503-0043391

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 523,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2016.

Notary Public

My Commission Expires: 8-20-2019
(Affix Seal)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Monica N. Hall, et al. (NAME)	Quicken Loans (NAME)	105-06-0F-001.00
744 Alloway St (ADDRESS)	1050 Woodward Ave (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Detroit MI 48226-1906 (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 Monica N. Hall, an unmarried woman and Laveil M. Allen, an unmarried man, as tenants in common with right of survivorship hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit A 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 land 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. 20140429-0035951, in said 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: 744 Alloway Street, Nashville, Tennessee, 37203.

FAC

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 28 day of April, 2016.

EFCO PROPERTIES, LLC, a Tennessee Limited Liability Company

By: Frank Coyle, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Frank Coyle, 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 a Member of EFCO Properties, LLC, a Tennessee Limited Liability 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 Franklin, TN, on this the 28 day of April, 2016.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY