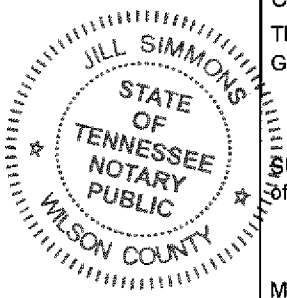
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santwon Townsend	Santwon Townsend	058-09-0A-035.00-CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/28/16 14:42 3 pgs Fees:18.00 Taxes:107.30
209 Solness Avenue	209 Solness Avenue	**20160928-0102383**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 considerations, the receipt of which is hereby acknowledged, **E.C. Housing, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Santwon Townsend, unmarried**, hereinafter called the GRANTEE(S), 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. 35, on the Consolidation Plat of Lot 35 and Lot 36 on the Plan of Creekside Trails - Phase 2, also known as Eaton's Creek Park, of record in Instrument No. 20131014-0107416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E. C. Housing, LLC, a Tennessee limited liability company by Warranty Deeds from Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company, dated January 23, 2008 and recorded January 25, 2008 of record in Instrument No. 20080125-0007913 and Instrument No. 20080125-0007914, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20131014-0107416, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument No. 20000915-0092002, Instrument No. 200110250-117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20041229-0153373, Instrument No. 20061120-0143523 and Instrument No. 20141218-0115782, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement recorded in Instrument No. 20001011-0100954 in the Register's Office of Davidson County, Tennessee. greements for Dedication of Easements recorded in Book 6255, Page 578 and Book 8326, Page 230 in the Register's Office of Davidson County, Tennessee. Charter of Eaton's Creek Park Homeowners Association recorded as Instrument No. 20011126-0128291 in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2140 Maynard Court, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 23rd day of September, 2016.

E.C. HOUSING, LLC

John Beam
Sole Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Beam with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the *the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said John Beam, as such Sole Member.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 23rd day of September, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY