Karen Johnson Davidson County
Batch# 296143 DEEDWARR
10/04/2019 11:13:29 AM 2 pgs
Fees: $13.00 Taxes: $1,416.73
20191004-0101820

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,900.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2019. Notary Public My commission expires:

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Larry Kevin Carr Katherine Elizabeth Bradford	NEW OWNER	081-03-3K-002.00-CO
2136 18th Ave.		
Nashville, TN 37208		

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, **EFION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY KEVIN CARR, UNMARRIED, AND KATHERINE ELIZABETH BRADFORD, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2136 18th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181017-0102905 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joe T. Webster, Robert Hall, William Cunningham, Bill H. Martin, Elco May and Robert L. Curry, Sr., as Trustees of 15th Avenue Church of Christ by Warranty deed from Newt Roberson, Ernest Davis, as Elders of the Jefferson Street Church of Christ and Jeff Brown, Walker Jordan, Julius Strange, James Thornton, Justin Minor, Hezekiah Brown, Raymond Williams and Harry Suggs, as Trustees of the said Jefferson Street Church of Christ of record in Book 4237, page 779 Register's Office for Davidson County , Tennessee, dated May 13, 1968 and recorded on May 24, 1968.

Being a portion of the same property conveyed to 15th Avenue Church of Christ by Quitclaim deed from 15th Avenue Church of Christ of record in Instrument No. 20111130-0093120 Register's Office for Davidson County, Tennessee, dated November 29, 2011 and recorded on November 30, 2011.

Being a portion of the same property conveyed to Rob Stouder by Warranty deed from 15th Avenue

Being a portion of the same property conveyed to William K. Wade and wife, Kimberly Carol Wade by Warranty deed from Dorothy R. Hyde of record in Instrument No. 20061211-0152509 Register's Office for Davidson County, Tennessee, dated December 08, 2006 and recorded on December 11, 2006.

Being a portion of the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company by Quitclaim deed from William Kenneth Wade and Kimberly Carol Wade of record in Instrument No. 20141027-0098696 Register's Office for Davidson County, Tennessee, dated October 25, 2014 and recorded on October 27, 2014.

Being a portion of the same property conveyed to Rob J. Stouder, married by Warranty deed from Wade Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180301-0019169 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 01, 2018.

Being a portion of the same property conveyed to Efion, LLC, a Tennessee limited liability company by Quitclaim deed from Rob J. Stouder, married of record in Instrument No. 20181017-0102904 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

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.

The address of the herein described property is believed to be 2136 18th Ave., Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 1st day of October, 2019.

Efion, LLC

By: _____
Name: Roberto Gutierrez
Title: Representative

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 Roberto Gutierrez, 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 Representative of Efion, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Witness my hand and seal this 1st day of October, 2019.

_____
Notary Public

My Commission Expires: 5/3/21