Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1522

Karen Johnson Davidson County
Batch# 430127 **DEEDWARR**
07/02/2020 01:13:13 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200702-0071879

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2020

Notary Public

Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Holly Reynolds 1917B 9th Avenue North Nashville, TN 37208	New Owner	081-07-2W-002.00-CO

WARRANTY DEED

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, WE,

Efion llc, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Reynolds, unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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, Residences at 1917 9th Avenue North as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Residences at 1917 9th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190716-0069216. 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 the same property conveyed to Adamantium Investments 01, LLC, an Indiana Limited Liability Company by Warranty Deed from David Austin, a single man of record

in Instrument No. 20190716-0069224, Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 16, 2019.

Being the same property conveyed to Efion LLC, a Tennessee limited liability company by Quitclaim Deed from Adamantium Investments 01, LLC, an Indiana limited liability company of record in Instrument No. 20191004-0101714, Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 04, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1917B 9th Avenue North, Nashville, TN 37208

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, her heirs and assigns forever; and we so covenant with the said GRANTEE 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 assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Dated this the 30th day of June, 2020.

Efion llc, a Tennessee Limited Liability Company

By: _____ MEMBER
Rob Stouder, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Rob Stouder, 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 Efion llc, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the company as Member.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2020.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 9/6/2022