WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-E3-11-760

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Windsor Yellen	Windsor Yellen	
760 Roycroft Place (ADDRESS)	30 Elm Ave. (NAME)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Colorado Springs, CO 80906 (ADDRESS) (CITY) (STATE) (ZIP)	105-10-214.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we E3 CONSTRUCTION SERVICES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WINDSOR YELLEN, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 36, PLAN OF S.C. CALDWELL'S ROYCROFT ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM MARGE H. BOYD, UNMARRIED, RECORDED ON THE 21ST DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110621-0047625, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE(S) 37 AND BOOK 581, PAGE 163 , REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 760 Roycroft Place, Nashville, Tennessee 37203
(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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20110065379 DEEDWARR
Recvd: 10/19/11 11:08 2 pgs
Fees:13.00 Taxes:1073.00
20111019-0081338

Witness my/our hand(s) this 17th day of October, 2011.

E3 Construction Services, LLC

By: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of October, 2011, before me personally appeared John H. Eldridge, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of October, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903