WARRANTY DEED

R-JE-11-702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

David C Miller
Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

JOHN B. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
David C. Miller	First Freedom Bank	
702 Fatherland Street (ADDRESS)	1620 W. Main St. (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	82-16-24.00

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, we E3 CONSTRUCTION SERVICES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID C. MILLER, UNMARRIED AND JAMES BRIDGES, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 62, J S WILLIAMS ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 45, 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 MARTIN W. LYNDS AND WIFE, STACIA G. LYNDS, RECORDED ON THE 16TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110616-0046361, 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 21, PAGE(S) 45; INSTRUMENT NO. 20031223-0182796; INSTRUMENT NO. 20111116-0089676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 702 Fatherland Street, Nashville, Tennessee 37206
(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:T20110080727 DEEDWARR
Recvd: 12/21/11 09:44 2 pgs
Fees:13.00 Taxes:1572.50
20111221-0099553

Witness my/our hand(s) this 15th day of December, 2011.

E3 Construction Services, LLC

By: _____
Bryan Krabousanos, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of December, 2011, before me personally appeared Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized agent of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of December, 2011.

_____
Notary Public

My Commission Expires: 5-2014

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