WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079875 DEEDWARR
Recvd: 10/23/14 10:12 2 pgs
Fees:13.00 Taxes:1128.50
20141023-0097763

B-E3-14-1715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E3 Construction Services, LLC	**New owner**	
(NAME)	(NAME)	**105-5-200.00**
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **ANIMUS DEVELOPMENTS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC,** 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 the Southerly 50 feet of the Northerly 230 feet of the Easterly part of Lot No. 62 on the Plan of O.B. Hayes Large Lots, called "Rokeby" as of record in Book 21, Page 87 Register's Office for said County.

Said part of Lot No. 62 fronts 50 feet on the Westerly side of 14th Avenue South, formerly Lorando Street, and runs back between parallel lines 145 feet to the Easterly margin of a proposed alley.

Being the same property conveyed to Robert Meeks and wife, Helen Meeks by Installment Deed from Mrs. Jean Gabrielson Gwosdof, Trustee for Peggy Ellen Gwosdof, recorded on the 10th day of August, 1954 in Deed Book 2293, Page 422, in the Register's Office of Davidson County, Tennessee. Said Helen Meeks, having since died on February 9, 1993. Robert Meeks having since died intestate on June 24, 1999. Robert Meeks, Jr., Viola Roxena Meeks, Anthony Lamont Meeks, Gwendolyn Diane Meeks, Carrie Jean Meeks Wynes and Shelly Denise Meeks Rangeare the heirs at law of Robert Meeks. Robert Meeks, Jr. is authorized to convey said property on behalf of the heirs at law of Robert Meeks pursuant to Agreed Order, Case No. 14-0654-I, in the Chancery Court for Davidson County, Tennessee, attached hereto as Exhibit A. Said property is not and has never been the primary residence of the within named Grantor.

Being the same property conveyed to Animus Developments, LLC by Deed from Robert Meeks, Jr. recorded on the 23 day of October, 2014 in Instrument No. 20141023-0097759, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1715 14th Ave South, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 16th DAY OF OCTOBER, 2014.

Animus Developments, LLC

BY: _____

Rachel Wilson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

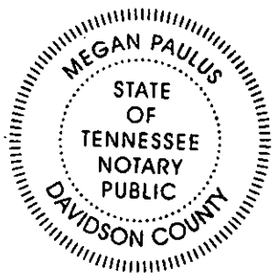
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the authorized agent of Animus Developments, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2014.

_____

Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212