WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039009 DEEDWARR
Recvd: 05/20/15 08:27 2 pgs
Fees:13.00 Taxes:370.00

20150520-0046276

File No.: ALW-15-111-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES ON: 2-23-16

(AFFIX SEAL)

Jessi Parkhurst Notary Public State of Tennessee Davidson County My Commission Expires 2016

THIS INSTRUMENT WAS PREPARED BY:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E3 Construction Services, LLC	New Owner	105-7-175.00
(NAME)	(NAME)	
667 Wedgewood Avenue, Unit 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 by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DONNA L. ELMORE**, herein after 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Northerly 50 feet of the Southerly 100 feet of the Easterly half of Block "B" on the Plan of Hagan-Meritt Lands, as of record in Minute Book "N", Page 421, County Court for said County.

Said part of Block "B" fronts 50 feet on the Westerly side of Rains Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Leonard H. Presley to Donna L. Elmore as recorded on the 20th day of April, 1999 in Deed Book 11438, Page 680 and Warranty Deed from Eugene T. Morton, unmarried to Donna L. Elmore and Leonard H. Presley, as joint tenants with right of survivorship as recorded on the 22nd day of June, 1998 in Deed Book 10985, Page 681, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 111A Rains Avenue, Nashville, TN 37203
(House Number) (Street) (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 GRANTEES, 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 7th day of May, 2015.

Donna L. Elmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna L. Elmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171