WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/15 11:08 3 pgs
Fees:18.00 Taxes:1480.00
20150701-0063630

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to me on June 30th, 2015.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
E3 Construction Services, LLC 667 Wedgewood, Ste. C Nashville, TN 37203	NEW OWNER	105-11-116.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Southgate Creative, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto E3 Construction Services, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east 100 feet of Lots Nos. 17, 18 and 19 on the Map of the Allison Subdivision, of record in Book 547, page 74, Register's Office for said County.

Said parts of said lots front 100 feet on the southerly side of Southgate Avenue and run back between parallel lines, along the westerly margin of Allison Place, 150 feet to the north line of Lot No. 16.

Being the same property conveyed to Southgate Creative, Inc., by deed from Metropolitan Development and Housing Agency, of record in Instrument No. 20060601-0064558 and re-recorded in Instrument No. 20060609-0069003, said Register's Office.

This conveyance is made subject to the following Restriction: The property shall be restricted to only those uses permitted under the current (R6/OV-U2O) zoning. Any request for a change in zoning shall, in addition to the necessary administrative and legislative requirements, also require the written approval of M.D.H.A.

This is improved property, known as 513 Southgate Avenue, Nashville, TN 37203.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on June 30th, 2015.

Southgate Creative, Inc.

By: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of SOUTHGATE CREATIVE, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for SOUTHGATE CREATIVE, INC, by himself as President.

Witness my hand and official seal on June 30, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017