# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072720 DEEDWARR
Recvd: 08/27/15 08:42 2 pgs
Fees:13.00 Taxes:562.40
20150827-0086711

B-E3-15-111A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH 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) |
|---|---|---|
| **Southgate Real Estate, LLC** | | |
| (NAME) | (NAME) | **105-07-0-175.00** |
| Po Box 41934 | Po Box 41934 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE TN 37204 | NASHVILLE TN 37204 | |
| (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 **E3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOUTHGATE REAL ESTATE, 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 50 feet of the southerly 100 feet of the easterly half of Block "B" on the Plan of Hagan-Merritt 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 to E3 Construction Services, LLC by Warranty deed from Donna L. Elmore of record in Instrument No. 20150520-0046276 Register's Office for Davidson County, Tennessee, dated May 7, 2015 and recorded on May 20, 2015.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book N, Page 421, County Court for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111A Rains Avenue , Nashville, Tennessee 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(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 25th DAY OF AUGUST, 2015.

E3 Construction Services, LLC

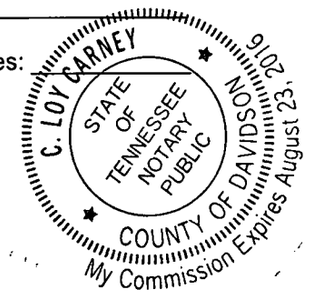
BY: _____
John Eldridge, III
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, III, 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 PRESIDENT of E3 CONSTRUCTION SERVICES, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212