QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150087437 DEEDQC
Recvd: 10/14/15 09:46 2 pgs
Fees:12.00 Taxes:0.00

20151014-0104373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E 3 Construction Services, LLC	**Same**	
(NAME)	(NAME)	
667 Wedgewood Avenue, Suite C		**105-11-0-196-00; 105-11-0-197-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **E 3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **E 3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF AN UNNUMBERED TRACT MARKED "NEAL PROPERTY" AS SHOWN ON THE PLAN OF A SUBDIVISION OF PART OF THE SOPHIE M. NEAL PROPERTY, OF RECORD IN BOOK 1130, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY, BEING KNOWN AS LOTS NOS. 5 AND 6 ON THE MAP OF A.L. CARVELL'S UNRECORDED SUBDIVISION AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF A PRIVATE ROAD KNOWN AS CARVELL DRIVE WHICH RUNS NORTH FROM WEDGEWOOD AVENUE ALONG THE WEST LINE OF THE CENTRAL HIGH SCHOOL PROPERTY. SAID POINT BEING 200 FEET NORTH FROM THE NORTH MARGIN OF WEDGEWOOD AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RUBY M. GREEN, BY DEED FROM ETHEL KING BERRYMAN, OF RECORD IN BOOK 1976, PAGE 16, SAID REGISTER'S OFFICE; THENCE ALONG GREEN'S NORTH LINE WESTERLY 100 FEET TO THE EAST LINE OF BLOCK "B" OF THE NEAL LANDS AS SHOWN ON THE PLAN OF RECORD IN BOOK 1130, PAGE 4, SAID REGISTER'S OFFICE; THENCE WITH THE EAST LINE OF SAID BLOCK "B" NORTHWARDLY 100 FEET TO A POINT; THENCE WESTWARDLY 100 FEET TO THE WESTWARDLY MARGIN OF SAID CARVELL DRIVE ABOVEMENTIONED; THENCE WITH THE MARGIN OF SAME, SOUTHERLY 100 FEET TO THE BEGINNING.

TRACT 2:
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ON THE NORTHERLY MARGIN OF WEDGEWOOD AVENUE AT THE SOUTHEAST COMER OF LOT NO. 1 OF BLOCK "B" ON THE PLAN OF THE SUBDIVISION OF PAN OF SOPHIA M. NEAL PROPERTY, AS OF RECORD IN BOOK 1230, PAGE 4, REGISTERS OFFICE FOR SAID COUNTY; THENCE WITH SAID AVENUE EASTWARDLY 100 FEET MORE OR LESS TO A POINT SIXTEEN FEET TWO INCHES WEST OF THE CENTRAL HIGH SCHOOL PROPERTY; THENCE NORTHWARDLY 200 FEET THENCE WESTWARDLY 100 FEET TO THE EASTERLY LINE OF BLOCK "B" ON THE PLAN OF SAID SOPHIA M. NEAL PROPERTY; THENCE WITH SAID LINE OF SOUTHWARDLY 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E 3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM MAX KHAZANOV, OF RECORD IN INSTRUMENT NO. 20150902-0089567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 1, 2015 AND RECORDED ON SEPTEMBER 2, 2015 (TRACT 1).

BEING THE SAME PROPERTY CONVEYED TO E 3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM MAX KHAZANOV, OF RECORD IN INSTRUMENT NO. 20150902-0089567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 1, 2015 AND RECORDED ON SEPTEMBER 2, 2015 (TRACT 2).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE MAP AND PARCEL NUMBERS*****

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **1712 Carvell Drive, Nashville, TN 37203**
524 Wedgewood Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 14th day of October, 2015.

E3 CONSTRUCTION SERVICES, LLC

By: _____
John H. Eldridge, III, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of October, 2015, before me personally appeared John H Eldridge, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of E3 Construction Services, LLC, as Member.

Witness my hand and official seal, this the 14th day of October, 2015.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212