WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

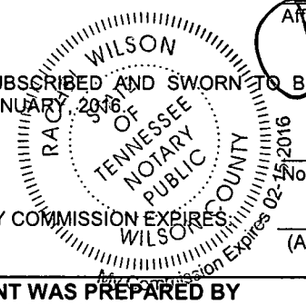
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)



B-E3-15-1305B

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)	**105-07-0-126.00**
1305 C Pillow Street	667 Wedgewood, Ste. C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	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 **W. A. BREWER, MARRIED,** 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 part of Block E on the Map of the Hagan and Merritt Lands, as of record in Minute Book N, Page 241, County Court for said County.

Beginning on the westerly margin of Pillow Street, at a point 442-1/2 feet north of the northerly margin of Merritt Street, being the northeast corner of the property conveyed to Cyril Kraft and wife, by deed from Mary Marcella Marshall, of record in Book 1971, Page 491, Register's Office for said County; thence with the westerly margin of Pillow Street northwardly 34 feet to a point 150 feet south of the southerly margin of a 10-foot alley; thence at right angles, westwardly 191 feet (erroneously referred to in prior deeds as 161 feet) more or less, to the easterly margin of an alley; thence with said alley, southwardly 36 feet to the northwest corner of said Kraft property; thence with the northerly line of said Kraft property, eastwardly 191 feet (erroneously referred to in prior deeds at 161 feet), more or less, to the beginning.

Being a portion of the same property conveyed to W. A. Brewer by Warranty Deed from James W. Stinett Jr., Administrator of the Estate of Edith Mae Ward, of record in Instrument No. 20120914-0083611, Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 14, 2012. Said property has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book N Page 241, County Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 C Pillow Street, 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.

BILL GARRETT, Davidson County
Trans:T20160000951 DEEDWARR
Recvd: 01/06/16 08:23 2 pgs
Fees:13.00 Taxes:518.00

20160106-0001014

Witness my/our hand(s) this the 4th DAY OF JANUARY, 2016.

W. A. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. A. BREWER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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