WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHARON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

B-E3-15-1810A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Amanda Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

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)
Jason Landry and Amanda Brown	JP Morgan Chase Bank	
(NAME)	(NAME)	
1810 A Elliott Avenue	PO Box 24696	**105-10L-001.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Columbus, OH 43224	
(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 **JASON LANDRY AND AMANDA BROWN, HUSBAND AND WIFE,** 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 Unit No. 1810A of 1810 Elliott Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for 1810 Elliott Avenue Townhomes, of record in Instrument No. 20150430-0039053, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James Boulton, a married man by Warranty Deed from Margaret J. Lannis, of record in Instrument No. 20041207-0145625, Register's Office for Davidson County, Tennessee, dated November 15, 2004 and recorded on December 07, 2004.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from James Boulton, married, of record in Instrument No. 20150413-0032505, Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 13, 2015.

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 Instrument No. 20141117-0105982, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20150430-0039053, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Instrument No. 20150512-0043397, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1810 A Elliott 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.

BILL GARRETT, Davidson County
Trans:T20160002707 DEEDWARR
Recvd: 01/12/16 08:38 2 pgs
Fees:13.00 Taxes:2127.50
20160112-0002976

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2016.

E3 Construction Services, LLC

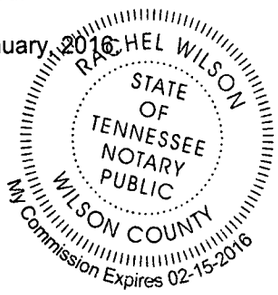
BY: _____
John H. Eldridge, III
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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