BILL GARRETT, Davidson County
Trans:T20160023875 DEEDWARR
Recvd: 03/24/16 09:09 2 pgs
Fees:13.00 Taxes:573.50
20160324-0027783

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 15248

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
E3 Construction Services, LLC	New Owner	09206056100
667 Wedgewood Avenue, Ste. C		09206056000
Nashville, TN 37203		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Up Development, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto E3 Construction Services, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1: 726 27th Avenue North
Land in Davidson County, Tennessee being Lot No. 23 on the plan of J.W. Turners Subdivision of Lot No. 21, Boyd McNairy's plan of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 23 fronts 50 feet on the easterly side of 27th Avenue North, and extends back between parallel lines 184.0 feet to an alley.

Tract 2: 728 27th Avenue North
Being Lot No. 25 on the J. W. Turner's Subdivision of Lot 21, Boyd McNairy's Plan as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50.0 feet on the easterly side of 27th Avenue North (formerly Lena Avenue) and extends back between parallel lines 184.0 feet to an alley.

Being the same property conveyed to Up Development, LLC by Final Decree Confirming Tax Sale from The Clerk and Master of Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20150202-9999503 and Instrument Number 20150202-0009504 and Default Judgment Decrees recorded in Instrument Number 20151009-0103200 and 20151203-0122073, said Register's Office for Davidson County, Tennessee.

This is improved real property located at 726 and 728 27th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. To all matters as shown of record in Book 57, page 129, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $155,000.00.
(
(
(Subscribed and sworn to before me
(this 21st day of March, 2016.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 21st day of March, 2016.

UP DEVELOPMENT, LLC

By: _____
ANTHONY L. WERTHAN, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony L. Werthan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the member for Up Development, LLC and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as e member for Up Development, LLC.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of March, 2016.

ROBERT L. NOTESTINE III STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

My Commission Expires: _____

Notary Public