WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026533 DEEDWARR
Recvd: 04/01/16 12:06 2 pgs
Fees: 13.00 Taxes: 1772.30
20160401-0031073

B-KW-16-1114B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL) MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
Vinod Patel and Savitaben V. Patel	New owner	
(NAME)	(NAME)	**105-05-0-266.00 (OUT OF)**
1114 B Wade Avenue	15470 Highway 13 S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Hurricane Mills, TN 37078	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E 3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINOD PATEL AND WIFE, SAVITABEN V. PATEL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 1114-B, 1114 WADE AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150916-0093963, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Frank Maxwell, III and Martha Frances Maxwell to E 3 Construction Services, LLC, a Tennessee limited liability company, as recorded on the 8th day of September, 2015 in Instrument No. 20150908-0091183; Warranty Deed from Bhag S. Kanwar and wife, Shashi Kanta Kanwar to Frank Maxwell III and Martha Frances Maxwell, as recorded on the 31st day of July, 2015 in Instrument No. 20150731-0075469; Quitclaim Deed from B. R. Gross to Bhag S. Kanwar and wife, Shashi Kanta Kanwar, as recorded on the 26th day of November, 1984 in Deed Book 6432, Page 6 and Warranty Deed from Metropolitan Development and Housing Agency to B. R. Gross, as recorded on the 25th day of April, 1984 in Deed Book 6277, Page 676, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIXTY, EDGEHILL ESTATES, as recorded in Plat Book 4595, Page(s) 53.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4220, Page 723, Book 6236, Page 263 and Instrument No. 20150916-0093963.
- Charter of 1114 Wade Avenue Townhomes Homeowners Association, Inc. recorded at Instrument No. 20150928-0098513.
- Covenants, Conditions and Restrictions set out in Book 6277, Page 676.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1114 B Wade 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 31st DAY OF MARCH, 2016.

E 3 Construction Services, LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Member

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 Member of E 3 Construction Services, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2016.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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