QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160026860 DEEDQC
Recvd: 04/04/16 10:16 2 pgs
Fees: 12.00 Taxes: 0.00
20160404-0031595

B-DP-16-523

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 18 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave. S.
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)	**092-10-0-074.00**
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **DESPERADO PROPERTIES LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC** 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 Lot No. 38 on the Plan of Charlotte Heights of record in Plat Book 57, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 38 fronts 50 feet on the Westerly side of 31st Avenue, North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley.

Included in the above description, but expressly Excluded therefrom, is that part of Lot taken by the State of Tennessee by order of condemnation, a certified copy of which is of record in Book 4272, page 12, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Desperado Properties LLC by Warranty deed from Nicolas Nguyen and Karen Swingly of record in Instrument No. 20130107-0001649 Register's Office for Davidson County, Tennessee, dated January 07, 2013 and recorded on January 07, 2013

This is **improved** property known as: **523 31st Avenue North, Nashville, Tennessee 37209-4008**.

Witness my/our hand(s) this the 30th day of March, 2016.

Desperado Properties, LLC

By: _____
Max Khazanov, President

By: _____
John Eldridge, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max Khazanov, 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 President of Desperado Properties LLC , the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of March, 2016 .

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Eldridge , 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 Vice-President of Desperado Properties LLC , the within named bargainor, a limited liability company, and that he/she as such Vice-President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March, 2016 .

_____
Notary Public

My Commission Expires: 3/6/18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN