WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035231 DEEDWARR
Recvd: 04/28/16 15:50 2 pgs
Fees:13.00 Taxes:1294.63
20160428-0041727

B-E3-16-1818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2016.

Notary Public

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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	**E3 Construction Services, LLC**	
(NAME) **667 Wedgewood Ave., Ste. C**	(NAME) **667 Wedgewood, Ste. C**	**105-11-0-133.00**
(ADDRESS) **Nashville, TN 37203**	(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, **SELENA D. SHARPE, UNMARRIED,** 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 the South 64-1/4 of Lot No. 38 on the Plan of Map of The Allison Subdivision of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 38 fronts 64-1/4 feet on the East side of Allison Place and runs back between parallel lines, along the North margin of Wedgwood Avenue 150.0 feet to a dead line.

Being the same property conveyed to Selena D. Sharpe by Quitclaim deed from Stanley D. Sharpe of record in Instrument No. 20061101-0135420, Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on November 01, 2006.

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 Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 Allison Place , Nashville, Tennessee 37203-5504**.

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 28th DAY OF APRIL, 2016.

Selena D. Sharpe

Selena D. Sharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SELENA D. SHARPE, 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 28th of April, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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