WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046324 DEEDWARR
Recvd: 06/02/16 08:53 2 pgs
Fees:13.00 Taxes:1720.50
20160602-0055373

B-KW-16-1114C-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 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 Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Hall and Jeffrey Peter Hall	**Access National Mortgage**	
(NAME)	(NAME)	
1114 C Wade Avenue	**1800 Robert Fulton Drive Suite 350**	**105-05-0-W-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Reston, VA 20191**	
(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 **BRANDON HALL, UNMARRIED JEFFREY PETER HALL, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** , 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 No. C of 1114 Wade Avenue Townhomes, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20150916-0093963, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to E 3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Frank Maxwell, III and Martha Frances Maxwell of record in Instrument No. 20150908-0091183 Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 08, 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 Plat Book 4595, Page 53, 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 Number 20150916-0093963, Register's Office for Davidson County, Tennessee.
- 1114 Wade Avenue Townhomes Homeowners' Association Inc. of record in Instrument Number 20150928-0098513, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 7526, Page 624, in the 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: **1114 C 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 MAY, 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 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 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 of May, 2016.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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