WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052067 DEEDWARR
Recvd: 06/20/16 10:40 2 pgs
Fees:13.00 Taxes:9620.00
20160620-0062321

B-MK-16-1601-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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, a Tennessee limited liability company	**E3 Construction Services, LLC**	
(NAME) **667 Wedgewood, Ste. C**	(NAME) **667 Wedgewood, Ste. C**	**092-04-0-309.00**
(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, **COTTAGE PARTNERS, 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 **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Herman Street, on the east by the western ROW of 16th Avenue North, on the south by the northern ROW of the Tennessee Central Railroad and on the west by the eastern ROW of 17th Avenue North. Tract being described as follows:

Point of Beginning being scribed "X" in concrete at the southeastern intersection of ROW of said Herman and 17th Avenue North; thence along said southern ROW N 62° 26' 59" E 588.94 feet to a scribed "X" in concrete; thence with said western ROW S 28° 13' 32" E 195.02 feet to a 5/8" iron rod old; thence with said northern ROW S 62° 28' 47" W 114.05 feet to a 1/2" iron rod old; thence S 70° 19' 24" W 91.04 feet to a concrete monument old; thence S 71° 27' 15" W 148.08 feet to a 1/2" iron rod old; thence with a curve to the left having a central angle of an eagle of 13° 46' 12", a radius of 833.98 feet, a length of 200.43 feet and having a chord bearing and distance of S 46° 24' 54" W 199.95 feet to a 1/2" iron rod old; thence S 85° 09' 28" W 43.00 feet to an iron rod new; thence along said eastern ROW N 28° 04' 34" W 135.85 feet to the point of beginning. Tract contains 100, 173 square feet or 2.30 acres. Bearings based on Tennessee State Plane Coordinate System.

Being a part of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by Special Warranty deed from Meharry Housing Corporation, a Tennessee non-profit corporation of record in Instrument No. 20150508-0042350 Register's Office for Davidson County, Tennessee, dated May 7, 2015 and recorded on May 8, 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 57, Page 13, Register's Office for Davidson County, Tennessee.
- Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as is fully set out in deed to The Nashville Housing Authority, dated June 30, 1953 of record in Book 2151, Page 471, in the Register's Office for Davidson County, Tennessee.
- Easement for eight inch sewer along approximate center of easterly part of premises, shown as Sewer No. 241-A on plans in the office of the City Engineer of the City of Nashville.
- Restrictive covenant contained in Instrument of record in Book 2151, Page 471, 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: **1601 and 1603 Herman Street, Nashville, Tennessee 37208-3346**.

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 15th DAY OF JUNE, 2016.

Cottage Partners, LLC, a ~~Tennessee~~ limited liability company

BY: _____
Richard Bacon
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BACON, 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 CHIEF MANAGER of COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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