# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054828 DEEDWARR
Recvd: 06/28/16 08:57 2 pgs
Fees:13.00 Taxes:1624.30
20160628-0065602

O-VRES-16-1699-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(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) |
|---|---|---|
| **William J. Massey and Kelly W. Massey** | **Gardner Financial Services LTD** | |
| (NAME) | (NAME) | **105110O00100CO** |
| **1699 Allison Pl.** | **3503 Paesanos Parkway** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | **San Antonio, TX 78231** | |
| (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, **E3 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 **WILLIAM J. MASSEY AND KELLY W. MASSEY,** 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 situated in Davidson County, Tennessee, being Unit 1699, as established in Declaration of Covenants, Conditions and Restrictions for 1701 Allison Place Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160128-0008517, amended in 20160517-0049380, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Southgate Creative, Inc. by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 20060601-0064558, and Re-Recorded in Instrument No. 20060609-0069003 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 1, 2006.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty deed from Southgate Creative, Inc. of record in Instrument No. 20150701-0063630 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 1, 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 547, Page 74, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Deed of record in Instrument Number 20060601-0064558, Re-Recorded in Instrument Number 20060609-0069003, in the Register's Office for DavidsonCounty, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160128-0008517, amended in 20160517-0049380, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20151027-0109198, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1699 Allison Pl., 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 23rd DAY OF JUNE, 2016.

E3 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 E3 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 23rd of June, 2016.

Brian D. Mitchell
Notary Public
My Commission Expires: 08-20-2019
(SEAL)




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