WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055320 DEEDWARR
Recvd: 06/29/16 09:21 2 pgs
Fees:13.00 Taxes:1739.00
20160629-0066202

B-E3-16-1701-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 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)
Megan Cesarone and Trenton Timmons	**Mortgage Investors Group**	
(NAME)	(NAME)	**105110O00200CO**
515 Madison St., #445	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Knoxville, TN 37923**	
(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 **MEGAN CESARONE, UNMARRIED, AND TRENTON TIMMONS, 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 1701 on the Plan of 1701 Allison Place Townhomes, as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions for 1701 Allison Place Townhomes of record in Instrument No. 20160128-0008517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by warranty deed from Southgate Creative, Inc., a Tennessee corporation of record in Instrument No. 20150701-0063630 Register's Office for Davidson County, Tennessee, dated 06/30/2015 and recorded on 07/01/2015.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20160128-0008517, as amended in Instrument No. 20160517-0049380;
- HOA Charter of record in Instrument No. 20151027-0109198;
- All matters shown on Plan of record in Plat Book 547, Page 74;
- Restrictions as contained in Deed of record in Instrument No. 20060601-0064558, as re-recorded in Instrument No. 20060609-0069003, and in Deed of record Instrument No. 20150701-0063630, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 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 24th DAY OF JUNE, 2016.

E3 Construction Services, LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Sole 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 to be the Sole Member of E3 Construction Services LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2016.

_____
Notary Public

My Commission Expires: 8/20/19

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

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