WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061793 DEEDWARR
Recvd: 07/19/16 09:00 2 pgs
Fees:13.00 Taxes:1703.18
20160719-0073934

B-E3-16-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,320.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/16/16 (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)
Cory L. Dell and Patrick S. Read	**Farmington Mortgage, a division of CapStar Bank**	
(NAME) **1716 Carvell Ave.**	(NAME) **2002 Richard Jones Road, Suite 300A**	**105-11-0P-001.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37215**	
(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 **CORY L. DELL, AN UNMARRIED MAN AND PATRICK S. READ, AN UNMARRIED MAN 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Wedgewood Carvell Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151204-0122451, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" 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 E3 Construction Services, LLC by Warranty deed from Max Khazanov of record in Instrument No. 20150902-0089567 Register's Office for Davidson County, Tennessee, dated September 1, 2015 and recorded on September 2, 2015.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Quitclaim deed from E3 Construction Services, LLC of record in Instrument No. 20151014-0104373 Register's Office for Davidson County, Tennessee, dated October 14, 2015 and recorded on October 14, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151204-0122451, 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 20151215-0125874, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20151105-0112928, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20150820-0083926, 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: **1716 Carvell Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 14th DAY OF JULY, 2016.

E3 Construction Services, LLC, a Tennessee limited liability company

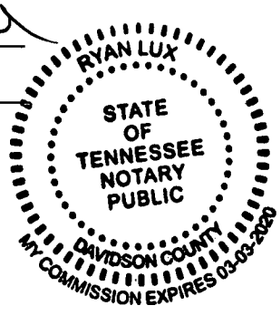
BY:_____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, 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 AUTHORIZED AGENT of E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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