WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069683 DEEDWARR
Recvd: 08/11/16 13:42 2 pgs
Fees:13.00 Taxes:1800.05
20160811-0083698

B-E3-16-1305-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
DAVIDSON COUNTY, TN

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)
Opaline Veritable, LLC, a Tennessee Limited Liability Company	New owner P.O. Box 158058	
(NAME)	(NAME)	**105-07-2A-001.00**
1305 A Pillow Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OPALINE VERITABLE, 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:

Land in Davidson County, Tennessee, being Unit A, 1305 Pillow Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1305 Pillow Street Townhomes of record in Instrument Number 20150706-0064841, 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 part of the same property conveyed to E3 Construction Services, LLC by Warranty deed from W.A. Brewer, married of record in Instrument No. 20150515-0044796 Register's Office for Davidson County, Tennessee, dated May 14, 2015 and recorded on May 15, 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 20150706-0064841, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book N, Page 241, 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: **1305 A Pillow Street , 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 3rd DAY OF AUGUST, 2016.

E3 Construction Services, LLC

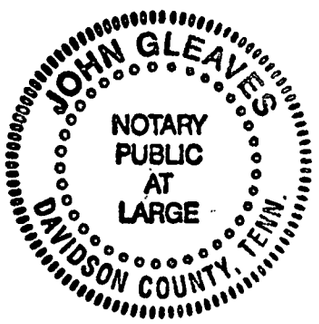
BY: _____
John H. Eldridge, III
Member

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 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 3rd of August, 2016.

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



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