WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000662 DEEDWARR
Recvd: 01/04/17 10:45 2 pgs
Fees:13.00 Taxes:1850.00

20170104-0000761

B-E3-16-526-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Michael Rhett Pearson and Stephen Rene Sarabia	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**105-11-0P-008.00**
526 Wedgewood Avenue	**4025 Hillsboro Road, #601**	
(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 **MICHAEL RHETT PEARSON AND STEPHEN RENE SARABIA, BOTH 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 situated in Davidson County, Tennessee, being Unit H, 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 Max Khazanov by Warranty deed from David Johann Baker and Judith Ann Banker, husband and wife of record in Instrument No. 20150128-0008014 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Being a portion of the same property conveyed to Max Khazanov by Warranty deed from The Estate of Steven C. Schultheis of record in Instrument No. 20141014-0094840 Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 14, 2014.

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 due and payable, but not delinquent.
- 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.
- Charter of record in Instrument Number 20151215-0125874, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20151105-0112928, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20150820-0083926, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 4, 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: **526 Wedgewood Avenue , 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 29th DAY OF DECEMBER, 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 29th of December, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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