WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

B-E3-16-1305D-T

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)
James David Helton	**James David Helton**	
(NAME)	(NAME)	**105-07-2B-002.00**
1126 Woodridge Place	**1126 Woodridge Place**	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	**Mt Juliet, TN 37122**	
(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 **JAMES DAVID HELTON,** 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 D, 1305 C Pillow Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1305 C Pillow Street Townhomes of record in Instrument Number 20160204-0011072, 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 W. A. Brewer by Warranty Deed from James W. Stinett, Jr., Administrator of the Estate of Edith Mae Ward, of record in Instrument No. 20120914-0083611, Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 14, 2012.

Being the same property conveyed to E3 Construction Services, LLC by Warranty deed from W.A. Brewer, married of record in Instrument No. 20160106-0001014 Register's Office for Davidson County, Tennessee, dated January 4, 2016 and recorded on January 6, 2016.

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 20160204-0011072, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Minute Book N, Page 241, County Court 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 Pillow Street Unit D , 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.

BILL GARRETT, Davidson County
Trans:T20170002466 DEEDWARR
Recvd: 01/10/17 10:54 2 pgs
Fees:13.00 Taxes:1665.00
20170110-0002759

Witness my/our hand(s) this the 5th DAY OF JANUARY, 2017.

E3 Construction Services, LLC

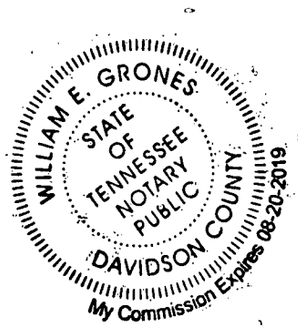
BY: _____
John H. Eldridge, III
Member

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 5th of January, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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