WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019419 DEEDWARR
Recvd: 03/07/17 09:49 2 pgs
Fees:13.00 Taxes:1771.23
20170307-0022296

B-E3-16-1436-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,710.00

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Craig Speelman	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **1436 12th Avenue South**	(NAME) **2002 Richard Jones Road, Suite 300A**	**105-5-Z-17.00CO**
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG SPEELMAN, MARRIED,** 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 1436, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to E3 Construction Services, LLC, by Warranty Deed from Trustees of the Progressive Baptist Church a/k/a Progressive Missionary Baptist Church, recorded October 30, 2015 in Instrument No. 20151030-0110404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2017 County Taxes.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 111, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20151221-0128111, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed in Book 5817, Page 182, Register's Office for Davidson County, Tennessee.
- Restrictions for Edgehill Urban Renewal Plan of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20151231-0131529, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20160314-0023858, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20160304-0021012, 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: **1436 12th Avenue South, 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 2nd DAY OF MARCH, 2017.

E3 Construction Services, LLC

BY: _____
John Eldridge
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, 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 2nd of March, 2017.

_____
Notary Public
My Commission Expires: 3-1-17
(SEAL)



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