BILL GARRETT, Davidson County
Trans:T20170027282 DEEDWARRSP
Recvd: 03/31/17 11:19 5 pgs
Fees:27.00 Taxes:0.00
20170331-0031550

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency **Attn: James E. Harbison, Executive Director** **701 South Sixth Street** **Nashville, Tennessee 37206**	**092-10-0-217.00**	**Grantee is Tax Exempt** **(See TCA §67-4-409(f)(i))**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **E3 CONSTRUCTION SERVICES, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a Tennessee nonprofit corporation (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is EXEMPT.

David A. Wilson

Subscribed and sworn to before me this 30 day of March, 2017.

Katherine W. Eidson

Notary Public

My Commission Expires: 12/7/20

KATHERINE W. EIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC. 7, 2020

together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and any air rights relating thereto (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to matters shown on EXHIBIT B which is attached hereto and incorporated hereby reference.

This is unimproved property, located at 2709 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 30th day of March, 2017.

E3 CONSTRUCTION SERVICES, LLC,
a Tennessee limited liability company

By: _____
John H. Eldridge, III
Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John H. Eldridge, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of E3 Construction Services, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of March, 2017.

Carol A. Wilson
Notary Public

My Commission Expires:
7-6-2020



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 26, Block "A", as shown on the map entitled M. B. and M.S. Pilcher's Addition to Nashville, of record in Plat Book 57, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E3 Construction Services, LLC by quitclaim deed from Max Khazanov dated February 20, 2017 of record in Instrument No. 20170223-0018085, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Property taxes for 2017, a lien, not yet due and payable.

2. Matters shown on the plan of record in Plat Book 57, page 91, said Register's Office.