BILL GARRETT, Davidson County
Trans:T20170027282 DEEDWARRSP
Recvd: 03/31/17 11:19 5 pgs
Fees:28.00 Taxes:48.84
20170331-0031551

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
E3 Construction Services, LLC **667 Wedgewood Avenue** **Suite C** **Nashville, Tennessee 37203**	**092-06-0-559.00**	**E3 Construction Services, LLC** **667 Wedgewood Avenue** **Suite C** **Nashville, Tennessee 37203**

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, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a Tennessee nonprofit corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **E 3 CONSTRUCTION SERVICES, LLC**, a Tennessee limited liability company (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 $13,200.00.

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

Notary Public

My Commission Expires: 7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 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 730 27th Avenue North, Nashville, Tennessee 37208.

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.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
a Tennessee nonprofit corporation

By: _____
James E. Haribson
Executive Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James E. Harbison, 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 Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as such Executive Director.

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

V. Jean Merkle
Notary Public

My Commission Expires:

9-11-2017

V. JEAN MERKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 27, as shown on the map entitled J. W. Turner's Subdivision of Lot 21, Boyd McNairy, of record in Plat Book 57, page 129, 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 Metropolitan Development and Housing agency by deed dated July 25, 2007, from Choice Investments, LLC of record in Instrument No. 20070727-0089089, 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 129, said Register's Office.