BILL GARRETT, Davidson County
Trans:T20170066517 DEEDWARR
Recvd: 08/02/17 14:24 3 pgs
Fees:18.00 Taxes:1846.30
20170802-0078772

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Jeffrey L. Reed
2908 Wolves Trail
Murfreesboro, TN 37127

SEND TAX BILLS TO:
New Owner

Map/Parcel
105050Z00500CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **E3 Construction Services, LLC** ("Grantor"), have this day bargained and sold and do hereby transfer and convey unto **Jeffrey L. Reed** ("Grantee"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 1120, The Row at 12th S. Townhomes, described in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Row at 12th South Townhomes as stated in said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at The Row at 12th S. Townhomes, the 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 herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.
>
> Being a portion the same property conveyed to Trustees of the

Progressive Baptist Church, by Warranty Deed dated November 5, 1981, of record in Book 5817, page 188, Register's Office for Davidson County, Tennessee, and being further conveyed to, E3 Construction Services, LLC, by Warranty Deed, dated October 28, 2016, of record in in Instrument No. 20151030-0110404, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants Running with the Land of The Nashville Housing Authority in the Edgehill Urban Renewal Project, of record in Book 4220, page 723; Declaration of Covenants, Conditions and Restrictions for The Row at 12th S. Townhomes, of record in Instrument No. 20151221-0128111; and all matters of plat, Section Eighty Six, Edgehill Estates, as shown of record in Book 4885, page 111, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2017 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 31 day of July, 2017.

"GRANTOR"

E3 CONSTRUCTION SERVICES, LLC

By: _____
John Eldridge

Title: Managing Member.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared John Eldridge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be MANAGING MEMBER of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he as such authorized MANAGING MEMBER with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized MANAGING MEMBER.

WITNESS MY HAND and official seal on this the 31 day of JULY, 2017.

_____
NOTARY PUBLIC

My commission expires: 5-19-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, this the 31 day of JULY, 2017.

_____
NOTARY PUBLIC

My commission expires: 5-19-19