WARRANTY DEED

Bill Garrett Davidson County
Batch# 17740 **DEEDWARR**
10/25/2017 09:43:41 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171025-0109300

J-JE-16-724-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

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)
E3 Construction Services, LLC, a Tennessee limited liability company	**New owner**	
(NAME) **667 Wedgewood Ave.**	(NAME)	**92-6-562.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **BEN BROWN,** unmarried, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot 21, Plan of J.W. Turner Subdivision of Lot 21, Boyd McNairy Plan, as shown on plat of record in Plat Book 57, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Stefan Gray to Ben Brown as recorded on the 29th day of September, 2017, in Instrument No. 20170929-0100094, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed from Ben Brown to Stefan Gray as recorded on the 20th day of March, 2009 in Instrument No. 20090320-0025186; part of Quitclaim Deed from Choice Investments, LLC to Ben Brown as recorded on the 25th day of July, 2005 in Instrument No. 20050725-0086151; part of Quit Claim Deed from Ken Parrish a/k/a Kenneth Parrish a/k/a Kenneth G. Parrish and wife, Julie K. Schuffman to Choice Investments, LLC as recorded on the 9th day of July, 2004 in Instrument No. 20040709-0081859; Quitclaim Deed from B.L.C. Investments, Inc., A Tennessee Corporation to Ken Parrish as recorded on the 13th day of July, 2000 in Instrument No.200007130069424; Quitclaim Deed from Leland D. Watts to B.L.C. Investments, a Tennessee Corporation as recorded on the 9th day of September, 1999 in Deed Book 11655, Page 710; Quitclaim Deed from B.L.C. Investments, Inc. to Leland D. Watts as recorded on the 30th day of April, 1998 in Deed Book 10908, Page 120; Quitclaim Deed from Lee Putnam to B.L.C. Investments, Inc. as recorded on the 12th day of January, 1990 in Deed Book 8025, Page 64 and Special Warranty Deed from Federal National Mortgage Association to B. L. C. Investments Inc., Lee Putnam as recorded on the 8th day of December, 1989 in Deed Book 8002, Page 104, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **724 27th Avenue North, Nashville, Tennessee 37208**.

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 19th DAY OF OCTOBER, 2017.

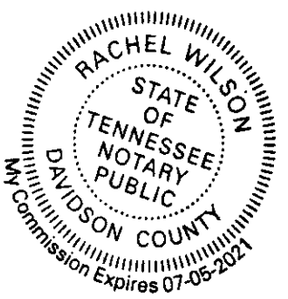
Ben Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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