WARRANTY DEED

Bill Garrett Davidson County
Batch# 22367 **DEEDWARR**
11/06/2017 10:43:27 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50

20171106-0113680

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
E-3 Construction Services, LLC	E-3 Construction Services, LLC	092 05 0 197.00, 092 05 0 198.00 and 092 05 0 199.00
(NAME) 912 33rd Avenue North	(NAME) 607 Wedgewood Ave #C	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars ($405,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Labeebah N. Mateen, Michael M. Brady and Daphne Brady-Pitts sole heirs of Malcious M. Brady and Dorothy M. Brady,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **E-3 Construction Services, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: 092 05 0 199.00

Being lots #13 and 14 in Block #30 on the map of Fisk University Place Plan; which plan is of record in Book 421, pages 4 and 5, R.O.D.C. Tennessee. Said lots front 25 feet each on the Easterly side of 33rd Avenue North, and both extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.

Being the same property conveyed to Malcious M. Brady by Installment Deed from John Scruggs and wife, Cornelia Scruggs dated June 10, 1949 and recorded August 21, 1952 in Book 2092, Page 143, in said Register's Office for Davidson County, Tennessee. *he said Malcious M. Brady having died on November 20, 2011 leaving Dorothy M. Brady , Deborah Brady Haynie n/k/a Labeebah N. Mateen (pursuant to name change order filed in Case No. 50998, Chancery Court Hamilton County Tennessee),*

File Number: FND-176980SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-E3-17-912 H

Michael M. Brady and Daphne M. Brady-Pitts as sole heirs at law, affidavit of heirships recorded simultaneously herewith.

TRACT II: 092 05 0 198.00

Being Lot No. 15 of Block 30 on the Map of Fisk University Place Subdivision, as of record in Book 421, pages 4 and 5, Register's Office for said County.

Said Lot No. 15 fronts 25 feet on the easterly side of 33rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Malcious M. Brady and wife, Dorothy M. Brady by Installment Deed from Jack J. Cohen, Bessie D. Cohen, John J. Nanni, Marcella D. Nanni dated July 31, 1970 and recorded August 4, 1970 in Book 4436, Page 244, in said Register's Office for Davidson County, Tennessee. *he said Malcious M. Brady having died on November 20, 2011 leaving Dorothy M. Brady as the surviving tenant by entirety. The said Dorothy M. Brady having died on January 8, 2013, leaving Deborah Brady Haynie n/k/a Labeebah N. Mateen (pursuant to name change order filed in Case No. 50998, Chancery Court Hamilton County Tennessee), Michael M. Brady and Daphne M. Brady-Pitts as sole heirs at law, affidavit of heirships recorded simultaneously herewith.*

TRACT III: 092 05 0 197.00

Being Lots Nos. 16, 17 and 18 of Block 30 on the Map of Fisk University Place, as of record in book 421, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 16, 17 and 18 adjoin and front together 75 feet on the east side of Thirty-third Avenue North, formerly Killarney Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Malcious M. Brady and wife, Dorothy M. Brady by Warranty Deed from Ellen Rucker Hunter dated May 21, 1974 and recorded June 5, 1974 in Book 4822, Page 39 in said Register's Office for Davidson County, Tennessee. *The said Malcious M. Brady having died on November 20, 2011 leaving Dorothy M. Brady as the surviving tenant by entirety. The said Dorothy M. Brady having died on January 8, 2013, leaving Deborah Brady Haynie n/k/a Labeebah N. Mateen (pursuant to name change order filed in Case No. 50998, Chancery Court Hamilton County Tennessee) Michael M. Brady and Daphne M. Brady-Pitts as sole heirs at law, affidavit of heirships recorded simultaneously herewith.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 912 33rd Avenue North, Nashville, TN 37209

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 1ST day of November, 2017

Labeebah N. Mateen by Michael Brady attorney-in-fact
Labeebah N. Mateen,
by Michael Brady, Attorney-in-Fact

Michael M. Brady
Michael M. Brady

Daphne Brady Pitts by Michael Brady Attorney-in-Fact
Daphne Brady Pitts,
by Michael Brady, Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael M. Brady , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Labeebah N. Mateen, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Labeebah N. Mateen, for the purposes therein contained.

Witness my hand and official seal, this the 1ST of November, 2017.

Deborah K. Devine
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-176980SSO

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael Brady , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daphne Brady Pitts, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Daphne Brady Pitts, for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2017.

Notary Public

My Commission Expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Brady, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2017.

Notary Public

My Commission Expires:

(SEAL)



File Number: FND-176980SSO