QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 56977 DEEDQC
02/08/2018 12:51:50 PM 2 pgs
Fees: $13.00 Taxes: $2,367.63

20180208-0012883

B-E3-17-629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 20 18.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
John H. Eldridge, III	**New owner**	
(NAME)	(NAME)	
667 Wedgewood Ave., Ste. C		**092-10-0F-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. ELDRIDGE, III,** 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 Unit No. 5 on the Plan of 27N at City Heights Townhomes, of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Desperado Properties, LLC by Warranty Deed from John H. Otey, Jr. and Otey & Associates of record in Instrument No. 20130521-0051398, Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 21, 2013. (As to Lots 29 and 30)

Being a portion of the same property conveyed to Max Khazanov by Warranty Deed from Arthur S. Yokley, Sr. of record in Instrument No. 20150928-0098468, Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015. (As to Lot 28)

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Max Khazanov of record in Instrument No. 20170203-0011646, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017. (as to Lot 28)

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Desperado Properties, LLC of record in Instrument No. 20170203-0011647, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017. (As to Lots 29 and 30)

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20170203-0011648, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017. (As to Lots 28, 29 and 30)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **629 27th Ave N #5, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 5th day of February, 2018.

E3 Construction Services, LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Eldridge, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of E3 Construction Services, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2018.

_____
Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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