WARRANTY DEED

Bill Garrett Davidson County
Batch# 64301 DEEDWARR
03/02/2018 10:01:01 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180302-0019735

B-RE-18-627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: February 2, 2019

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. TN

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)
Jonathan Sidwell and Harlan Holmes	**Farmington Mortgage**	
(NAME) **467 Sanders Ferry Rd**	(NAME) **Hendersonville TN 37075**	**092-10-0F-006.00-CO**
(ADDRESS) **Hendersonville TN 37075**	(ADDRESS) **Nashville, TN 37215**	
(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 **JONATHAN SIDWELL, AN UNMARRIED MAN AND HARLAN HOLMES, A MARRIED MAN AS TENANTS IN COMMON,** 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. 6 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements 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 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.

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.

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.

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.

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.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 27N at City Heights Townhomes of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.

- Homeowner's Association Charter of record in Instrument No. 20170609-0057938, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20170419-0038484, Register's Office for Davidson County, Tennessee.
- Dedication or Restrictions and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170609-0057995, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **627 27th Aveue North, Unit 6, Nashville, Tennessee 37209**.

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 1 DAY OF March, 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 1 DAY OF March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212