THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180315263** Bill Garrett Davidson County Batch# 77148 DEEDWARR 04/09/2018 08:55:25 AM 2 pgs Fees: $13.00 Taxes: $2,608.50 20180409-0032928	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: E3 Construction Services, LLC 667 Wedgewood Ave., Ste C Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-09-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roderick Frazier and Michele Frazier, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **E3 Construction Services, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 29 on the Map of Belmont Land Company's Subdivision of Lot Nos. 63 and 64 of the O.B. Hayes Rokeby Addition of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 29 fronts 50 feet on the Easterly side of 14th Avenue South, and runs back between lines, 189.7 feet on the North line and 187 feet on the South line to the West margin of 13th Avenue South, on which it measures 50 feet.

Being the same property conveyed to Roderick Frazier and Michele Frazier, husband and wife by Warranty Deed from James L. Dobson, Jr., married and Doris Ann Alsup, unmarried of record in Instrument No. 20180122-0006415, Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 22, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1720 14th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of April, 2018.

Roderick Frazier

Michele Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roderick Frazier and Michele Frazier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022