WARRANTY DEED

Bill Garrett Davidson County
Batch# 81339 DEEDWARR
04/16/2018 01:57:07 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20180416-0035595

B-JE-18-2810

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 $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)	(NAME)	**092-06-0-188.00**
667 Wedgewood Ave., Ste. C		
(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, **VANESSA A. SALVIEJO, MARRIED,** 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, State of Tennessee, being Lot No. 5 in the Subdivision of the Adam Young Place in North Nashville, a plan of which is of record in Book No. 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the Northerly side of Zollicoffer Street and runs back between parallel lines 177 feet to an alley.

Less and except that property sold to the State of Tennessee at Book 4158, page 749.

Being the same property conveyed to Louise Laster and Annie Laura Dement, by Quitclaim deed from Annie Dement of record in Book 1077, page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louise Laster by Quitclaim Deed from Annie Laura Dement, as to her one-half (1/2) interest, of record in Book 5659, page 381, Register's Office for Davidson County, Tennessee, dated October 01, 1980 and recorded on October 02, 1980. The said Louise Laster, being also known as Janie Louise Allen, having since died unmarried and intestate on July 30, 1986, leaving her children Clarence D. Laster and Lytle J. Allen, Jr. as her sole heirs at law as evidenced by Affidavit of Heirship corded in Book 7567, page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence D. Laster by Quitclaim deed from Lytle John Allen, Jr., a single man of record in Book 7826, page 115 Register's Office for Davidson County , Tennessee, dated April 26, 1989 and recorded on April 27, 1989.

Being the same property conveyed to Vanessa A. Reynolds (foster daughter), retaining unto Clarence D. Laster a life estate, by Quitclaim deed from Clarence D. Laster of record in Book 9601, page 675 Register's Office for Davidson County , Tennessee, dated February 21, 1995 and recorded on February 23, 1995. The said Clarence D. Laster having since died on November 2, 1998.

Being the same property conveyed to Vanessa A. Salviejo, married by Quitclaim deed from Vanessa A. Reynolds NKA Vanessa A. Salviejo, married of record in Book 11561, page 820, Register's Office for Davidson County, Tennessee, dated July 06, 1999 and recorded on July 07, 1999. Said property is not and has never been the primary marital residence of the said Vanessa A. Salviejo.

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 81, 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: **2810 Batavia Street, 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 12th DAY OF APRIL, 2018.

Vanessa A. Salviejo by Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VANESSA A. SALVIEJO, and who acknowledged he/she/they executed the same as the free act and deed of the said VANESSA A. SALVIEJO.

Witness my hand and official seal, this the 12th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

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