WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-E3-18-02705A-H

Bill Garrett Davidson County
Batch# 94967 DEEDWARR
05/21/2018 02:11:53 PM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20180521-0048519

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:	
G Squared Holdings, LLC, a Tennessee limited liability company	new owner	
(NAME)	(NAME)	**092-10-0F-004.00-CO**
2705 A Clifton Avenue	2302 Battleground Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37129	
(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 **G SQUARED HOLDINGS, 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 situated in Davidson County, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170523-0051197, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

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 E3 Construction Services, LLC, a 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 E3 Construction Services, LLC, a 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 Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a 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.

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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170609-0057938, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170428-0042065, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way of record in Instrument Number

20170419-0038484, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement for Sanitary Sewer and Storm Drainage, water mains, pumps and appurtenances of record in Instrument Number 20170609-0057995, in the 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: **2705 A Clifton Avenue, 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 17th DAY OF MAY, 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. ELDRDIGE, 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 17th of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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