WARRANTY DEED

Bill Garrett Davidson County
Batch# 98266 DEEDWARR
05/30/2018 02:00:31 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180530-0051548

B-E3-17-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Michelle P. Williams and Arthur E. Williams	**American Mortgage Bank**	
(NAME)	(NAME)	**092-10-0-F-009.00**
2707 Golden Larch Dr	**3401 NW 63rd Street, Suite 620**	
(ADDRESS)	(ADDRESS)	
Katy, TX 77494	**Oklahoma City, OK 73116**	
(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 **MICHELLE P. WILLIAMS AND ARTHUR E. WILLIAMS, WIFE AND HUSBAND,** 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 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, of record in Instrument No. 20170523-0051197 and being shown on Plat attached thereto as Exhibit "B", 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 Arthur S. Yokley Sr. 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. (Value or consideration as shown in aforementioned deed $100,000.00.)

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. (Value or consideration as shown in aforementioned deed $0.00.)

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. (Value or consideration as shown in aforementioned deed $75,000.00.)
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. (Value or consideration as shown in aforementioned deed $0.00.)
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. (Value or consideration as shown in aforementioned deed $0.00.)

Being also known as 621 27th Ave N, Nashville, TN 37209.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due.
- 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.
• Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20170609-0057995, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170417-0036601, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Street Right of Way of record in Instrument Number 20170428-0042064, 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: **621 27th Ave N, 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 25th 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. 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 25th of May, 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