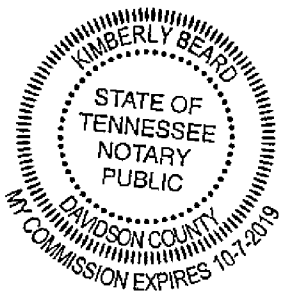
Bill Garrett Davidson County
Batch# 99837 DEEDWARR
06/04/2018 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180604-0053018



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
American Eagle Construction, LLC	**New Owner**	**091-10-0-290.01**
637 Nevins Place		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James E. Nell, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

American Eagle Construction, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Northerly most part of Lot "D" on the map of Holman Heights of Vernon and Lovell Subdivision of Block 13, 14, 15 and 17, B.F. Cockrell Farm, as of record in Book 332, page 7, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point 186.9 feet South from the Southwest corner of Lovell Street and Maxon Street on the Westerly margin of Lovell Street; thence Northwestwardly 197.2 feet to a point; thence South 56 feet, more or less, to a point; thence Southeastwardly 174.8 feet, more or less, to a point; thence North along the margin of Lovell Street 56 feet to the point of beginning.

BEING the same property conveyed to James E. Nell by Warranty Deed from Michael D. Capps and Tina Stinson of record as Instrument No. 20170522-0050669 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the marital residence of Grantor or Grantor's spouse.

This is unimproved property known as 403 Lovell Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23 day of May, 2018.

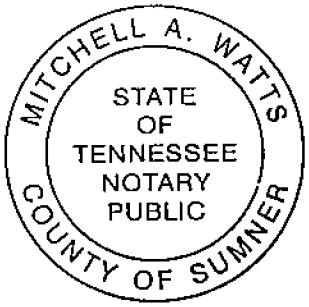
James E. Nell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E. Nell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 23 day of May, 2018.

Notary Public
My Commission Expires: 7.19.21



SolomonParks File No. 18-001191-528

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard

Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal