WARRANTY DEED

Bill Garrett Davidson County
Batch# 101968 DEEDWARR
06/07/2018 12:43:08 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20180607-0054791

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$975,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of May, 2018

Notary Public
My Commission expires: 1-3-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
E3 Construction Services, LLC	SAME	092-06-0-579.00 092-06-0-576.00 092-06-0-575.00
667 Wedgewood Avenue, Ste C		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nick Dorroll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **E3 Construction Services, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 707 26th Ave N:

Being Lot No. 39 on the Map of Buchi's Subdivision of Lot No. 20 of the McNairy Property, as of record in Book 421, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 78 feet on the westerly side of Buchi Avenue and runs back with the northerly margin of an alley, 162 feet, more or less, to an alley in the rear, on which it measures 20 feet, more or less.

Being the same property conveyed to Nick Dorroll, from Investsmart TN LLC , by deed on January 4, 2018, of record in Instrument Number 20180122-0006137, Register's Office for Davidson County, Tennessee.

Tract 2: 2604 Clifton Avenue:

Land in Davidson County, Tennessee, being the easterly 37.5 feet on the westerly 75.7 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 20 on the Boyd McNairy Tract, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 37.5 feet on the southerly side of Clifton Pike and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Nick Dorroll, from Jasper G. Hatcher Jr., by deed on June 9, 2017, of record in Instrument Number 20170612-0058705, Register's Office for Davidson County, Tennessee.

Tract 3: 2606 Clifton Avenue:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 2 of the Boyd McNairy Tract, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 1 fronts on the northerly side of Clifton Pike and runs back between parallel lines, with the easterly margin of an alley, 158 feet to an alley in the rear.

Being the same property conveyed to Nick Dorroll, from Jasper G. Hatcher Jr., by deed on June 9, 2017, of record in Instrument Number 20170612-0058705, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Tract 1:

Subject to all matters as shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Tract 2:

Subject to all matters as shown on the Plan of record in Book 421, page 66, Register's Office Davidson County, Tennessee.

Easement of recod in Instrument Number 20111108-0087247, Register's Office Davidson County, Tennessee.

Tract 3:

Subject to all matters as shown on the Plan of record in Book 421, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **707 26th Avenue N, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2018.

Nick Dorroll

Nick Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nick Dorroll** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY