QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 132379 DEEDQC
08/23/2018 03:29:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180823-0083793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Vibe at Marathon Village, LLC	**Same**	
(NAME)	(NAME)	
667 Wedgewood Ave., Ste. C		**092-04-0-308.00** **092-04-0-309.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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,

E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

THE VIBE AT MARATHON VILLAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

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:

A TRACT OF LAND IN THE 19TH DISTRICT, DAVIDSON COUNTY, TENNESSEE. TRACT BEING BOUNDED ON THE NORTH BY THE SOUTHERN RIGHT OF WAY (ROW) OF HERMAN STREET, ON THE EAST BY THE WESTERN ROW OF 16TH AVENUE NORTH, ON THE SOUTH BY THE NORTHERN ROW OF THE TENNESSEE CENTRAL RAILROAD AND ON THE WEST BY THE EASTERN ROW OF 17TH AVENUE NORTH. TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING SCRIBED "X" IN CONCRETE AT THE SOUTHEASTERN INTERSECTION OF ROW OF SAID HERMAN AND 17TH AVENUE NORTH; THENCE ALONG SAID SOUTHERN ROW N 62° 26' 59" E 588.94 FEET TO A SCRIBED "X" IN

CONCRETE; THENCE WITH SAID WESTERN ROW S 28° 13' 32" E 195.02 FEET TO A 5/8" IRON ROD OLD; THENCE WITH SAID NORTHERN ROW S 62° 28' 47" W 114.05 FEET TO A 1/2" IRON ROD OLD; THENCE S 70° 19' 24" W 91.04 FEET TO A CONCRETE MONUMENT OLD; THENCE S 71° 27' 15" W 148.08 FEET TO A 1/2" IRON ROD OLD; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF AN EAGLE OF 13° 46' 12", A RADIUS OF 833.98 FEET, A LENGTH OF 200.43 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S 46° 24' 54" W 199.95 FEET TO A 1/2" IRON ROD OLD; THENCE S 85° 09' 28" W 43.00 FEET TO AN IRON ROD NEW; THENCE ALONG SAID EASTERN ROW N 28° 04' 34" W 135.85 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 100, 173 SQUARE FEET OR 2.30 ACRES. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20160620-0062321 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 15, 2016 AND RECORDED ON JUNE 20, 2016.

BEING THE SAME PROPERTY CONVEYED TO IRA INNOVATIONS LLC FBO MAX KHAZANOV IRA, A 50% UNDIVIDED INTEREST AND E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20170628-0064941 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 27, 2017 AND RECORDED ON JUNE 28, 2017.

BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM IRA INNOVATIONS LLC FBO MAX KHAZANOV IRA, OF RECORD IN INSTRUMENT NO. 20180315-0024674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1601 and 1601 Unit 101, Nashville, Tennessee 37208**

[Signature on the following page]

Witness our hands this the 22 day of August, 2018.

E3 CONSTRUCTION SERVICES, LLC

By: _____
John H. Eldridge, III, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22 day of August, 2018, before me personally appeared **John H Eldridge, III**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of E3 Construction Services, LLC, as Member.

Witness my hand and official seal, this the 22 day of August, 2018.

_____
Notary Public
My Commission Expires: 3-3-20

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES