WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145154 DEEDWARR
09/25/2018 03:40:26 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180925-0095128

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

B-RE-18-731

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 21st DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

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)
Rebekah Shammah **Derek Totty and Elizabeth Totty**	**CAPSTAR Bank**	
(NAME) **1940 Fellowship Rd.**	(NAME) **2002 Richard Jones Road, Suite 300A**	**092-06-0-709.00**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS) **Nashville, TN 37215**	
(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 **REBEKAH SHAMMAH, UNMARRIED AND DEREK TOTTY AND ELIZABETH TOTTY, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 5 on the Plan of L.C. Thuss Subdivision, a part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.5 front 40 feet each on the Westerly side of 28th Avenue North and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Caesar Harris, III and wife, Joyce Harris, and to Barton Harris a life estate interest by Warranty deed from Aline Tomlinson, a single individual of record in Book 10356, page 145 Register's Office for Davidson County , Tennessee, dated February 21, 1997 and recorded on February 21, 1997. (Value or consideration as shown in aforementioned deed $8,500.00.)

Being a portion of the same property conveyed to Superior Development, LLC, a Tennessee limited liability corporation by Warranty deed from Caesar Harris, III, and wife, Joyce Harris, and Barton Harris of record in Instrument No. 20170510-0046632 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 10, 2017. (Value or consideration as shown in aforementioned deed $150,000.00.)

Being the same property conveyed to Superior Development, LLC, a Tennessee limited liability company by Quit Claim deed from Superior Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170829-0088879 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017. (Value of consideration 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 Warranty deed from Superior Development, LLC, a Tennessee limited liability company of record in Instrument No. 20171107-0114474 Register's Office for Davidson County, Tennessee, dated October 21, 2017 and recorded on November 07, 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 547, Page 102, 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: **731 28th Avenue North, Nashville, Tennessee 37208**.

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 21st DAY OF SEPTEMBER, 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 21st of September, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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