WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172444 **DEEDWARR**
12/11/2018 07:58:20 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20181211-0120257

B-MK-18-611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Jennifer Khazanov	**CAPSTAR Bank**	
(NAME)	(NAME)	
PO Box 158706	**2002 Richard Jones Road, Suite A300**	**092-10-0J-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**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 **JENNIFER KHAZANOV, MARRIED,** 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 No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", 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 Desperado Properties, LLC, a Tennessee limited liability company by Warranty Deed from Evolutions Transitional Living fka Evolutions Recovery House of record in Instrument No. 20130819-0086830 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 19, 2013.

Being a portion of the same property conveyed to Max Khazanov by Quitclaim deed from Desperado Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140219-0014038 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 19, 2014.

Being a portion of the property conveyed to Radius Rentals, LLC by Warranty Deed from John S. Barrett and Jean E. Barrett, Trustees of the John S and Jean E Barrett Revocable Trust dated December 3,. 1996 of record in Instrument No. 20151208-0123494 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

Being a portion of the property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Max Khazanov, a married man of record in Instrument No. 20171220-0129781 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017.

Being a portion of the property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Radius Rentals of record in Instrument No. 20171220-0129782 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017.

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. 20180320-0026047 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 20, 2018.

This conveyance is subject to:
• Taxes for the year 2018, a lien due and payable, but not delinquent.

- 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 20180420-0037520, Register's Office for Davidson County, Tennessee.
- Right of Way of Torbett Street, 27th Avenue North and an alley.
- Charter of record in Instrument Number 20180501-0040783, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20180501-0041066, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180424-0038596, 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: **611 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 7th DAY OF DECEMBER, 2018.

E3 Construction Services, LLC, a Tennessee limited liability company

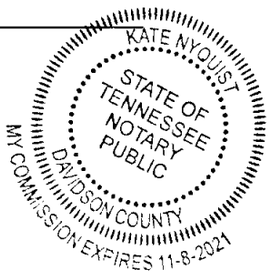
BY: _____
John H. Eldridge, III
Member

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 7th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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