Name and Address of New Owner:
E3 Construction Services, LLC
667 Wedgewood Avenue
Suite C
Nashville, 37203-5523

Send Tax Bills To:
E3 Construction Services, LLC
667 Wedgewood Avenue
Suite C
Nashville, 37203-5523

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 092-06-0-510

Karen Johnson Davidson County
Batch# 201841 DEEDWARR
03/05/2019 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $462.50
20190305-0019803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **InvestSmart TN LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **E3 Construction Services, LLC, a Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 8 on the Plan of A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville, of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Investsmart TN LLC, by Warranty deed from Ronald Cunningham, Sr., dated February 28, 2019 and recorded in Instrument Number 20190301-0019080, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diane Sparks, a single person, and Morris Cunningham, a single person by Installment Deed from John H. Otey, Jr. and wife, Bettye G. Otey of record in Book 8049, Page 558, Register's Office for Davidson County, Tennessee, dated February 20, 1990 and recorded on February 21, 1990.

Being the same property conveyed to Morris S. Cunningham, a single person, tenancy by the entirety with right of survivorship by Quitclaim Deed from Diane Sparks Stokes, a married person of record in Instrument No. 20151208-0123418, Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on December 08, 2015. The said Morris S. Cunningham having since died.

The Estate of Morris Steele Cunningham also known as Morris S. Cunningham was administered as Docket No. 16P-368 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. On July 7, 2017, an Order was executed conveying the above described property to Delcinia Costa. Said Order was filed for record in Instrument No. 20170817-0084748 and Instrument No. 20170918-0095137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Cunningham, Sr., married by Quitclaim Deed from Delcinia Costa, single, as her sole and separate property of record in Instrument No. 20171211-0125974, Register's Office for Davidson County, Tennessee, dated December 11, 2017, and recorded on December 11, 2017.

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

Taxes and assessments for 2019 and subsequent years, plus and penalties and interest which may accrue.

Subject to all matters as shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2019.

InvestSmart TN LLC, a Limited Liability Company

By: _____(SEAL)
Jimmie Adams, IV, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Julie Coone of the state and county mentioned, personally appeared Jimmie Adams,IV with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Jimmie Adams, IV of InvestSmart TN LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Jimmie Adams, IV, as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee Limited Liability Company as Jimmie Adams, IV.

Witness my hand and seal, at office in Murfreesboro this 28th day of February, 2019.

Julie Coone
Notary Signature

Printed Name: Julie Coone

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of February, 2019.

Notary Public
My commission expires: 5-3-2021
File No. 2019-57

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

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

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

