WARRANTY DEED

Karen Johnson
Batch# 299994
10/11/2019 02:53:50 PM
Fees: $13.00 Taxes: $3,696.30

Davidson County
DEEDWARR
2 pgs

20191011-0104599

B-E3-19-1

DANA DE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2019.

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)
Alex Duran		
(NAME) **c/o Michael Oyler, 2915 Corbin Lane**	(NAME) **Same as New Owner**	**92-10-K-101.00CO**
(ADDRESS) **Austin, TX 78704**	(ADDRESS)	
(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, **2805 DELAWARE AVENUE UNIT 101, 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 **ALEX DURAN,** 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 101 of The View at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 2805 Delaware Avenue Unit 101, LLC, a Tennessee limited liability company, by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company, recorded June 18, 2019, in Instrument No. 20190618-0058669, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed to Combine Map and Parcel Numbers, from E3 Construction Services, LLC, a Tennessee Limited Liability Company, recorded November 29, 2018 in Instrument No. 20181129-0116636, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Build Nashville, LLC, a Tennessee Limited Liability Company, recorded June 27, 2018 in Instrument No. 20180627-0061712, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Nick Dorroll, married, recorded June 27, 2018 in Instrument No. 20180627-0061710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions recorded in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190408-0031387, Register's Office for Davidson County, Tennessee.
- Easements for Public Right of Ways of record in Instrument Nos. 20190128-0008094 and 20190128-0008096, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190222-0016411, 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: **2805 Delaware Avenue #101, 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 8th DAY OF OCTOBER, 2019.

2805 Delaware Avenue Unit 101, LLC

BY: _____
John Eldridge
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, 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 SOLE MEMBER of 2805 DELAWARE AVENUE UNIT 101, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of October, 2019.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2020

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