WARRANTY DEED

Karen Johnson Davidson County
Batch# 307247 DEEDWARR
10/28/2019 03:55:32 PM 2 pgs
Fees: $13.00 Taxes: $2,340.25

20191028-0110504

B-E3-19-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2019.

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)
Richmond A. Akatue	new owner	
(NAME)	(NAME)	**92-10-K-305.00CO**
273 King Arthur Cir		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **2807 DELAWARE AVENUE UNIT 305, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHMOND A. AKATUE,** 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 305 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 2807 Delaware Avenue Unit 305, 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. 20190618-0058672, 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:
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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.
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2807 Delaware Avenue #305, 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 23rd DAY OF OCTOBER, 2019.

2807 Delaware Avenue Unit 305, LLC

BY: _____
John Eldridge
Chief Manager

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 CHIEF MANAGER of 2807 DELAWARE AVENUE UNIT 305, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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