WARRANTY DEED

Karen Johnson Davidson County
Batch# 348326 DEEDWARR
01/24/2020 12:47:20 PM 2 pgs
Fees: $13.00 Taxes: $7,677.50

20200124-0008887

B-E3-19-3002

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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)
E3 Construction Services, LLC	**New Owner**	
(NAME)	(NAME)	**92-5-282.00** **92-5-281.00** **92-5-339.00** **92-5-338.00**
2804 Clifton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **NICHOLAS DORROLL AND AIMEE DORROLL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I
Known as 3002 Clifton Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 of Block 2 on the Plan of Fisk University Place, of record in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Dorroll and Aimee Dorroll, husband and wife, by Warranty Deed from Anthony Desoto and Michelle Desoto, husband and wife, recorded October 1, 2019 in Instrument No. 20191001-0100133, Register's Office for Davidson County, Tennessee.

Tract II
Known as 3008 Clifton Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot 3 on the plan of V.L. Montmarquet Subdivision, of record in Plat Book 8250, Page 803, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Nick Dorroll by Warranty Deed from Robert P. Burton and Henri Etta Burton, husband and wife, recorded August 10, 2018 in Instrument No. 20180810-0078982, Register's Office for Davidson County, Tennessee.

Tract III
Known as 3012 Clifton Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot 2 on the plan of V.L. Montmarquet Subdivision, of record in Plat Book 8250, Page 803, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Nick Dorroll by Warranty Deed from Robert P. Burton and Henri Etta Burton, husband and wife, recorded August 10, 2018 in Instrument No. 20180810-0078982, Register's Office for Davidson County, Tennessee.

Tract IV
Known as 3016 Clifton Avenue, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot 1 on the plan of V.L. Montmarquet Subdivision, of record in Plat Book 8250, Page 803, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Nick Dorroll by Warranty Deed from Robert P. Burton and Henri Etta Burton, husband and wife, recorded August 10, 2018 in Instrument No. 20180810-0078982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 803, 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: **3002, 3008, 3012 and 3016 Clifton Avenue, 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 17th DAY OF JANUARY, 2020.

Nicholas Dorroll

Aimee Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS DORROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AIMEE DORROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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