WARRANTY DEED

Karen Johnson Davidson County
Batch# 352178 DEEDWARR
02/03/2020 12:03:21 PM 3 pgs
Fees: $18.00 Taxes: $8,748.63

20200203-0012142

B-E3-20-2706

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,364,494.13.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(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)
Thrive at City Heights, LLC	**Thrive at City Heights, LLC**	**09206052000**
(NAME) **3608 Benham Avenue**	(NAME) **3608 Benham Avenue**	**09206054200**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **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, 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, has bargained and sold, and by these presents does transfer and convey unto **THRIVE AT CITY HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1:

Being a tract of land in Nashville, Tennessee; being Lot Nos. 2, 4 & 6 on the Map of J.W. Turner's Subdivision of Lot 21, Boyd McNairy's Plan as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and part of Lot Nos. 22 & 23 on the Plan of Roth's Subdivision of Lot No. 22 Boyd McNairy's Addition to Nashville as of record in Book 57, Page 147, R.O.D.C.T.; said tract being generally located north of Clifton Avenue, east of Lena Street, south of Booker Street, west of 27th Avenue North; and being more particularly described as follows;

Beginning at a Mag Nail (Elliott) at the northwest corner of Clifton Avenue (50' R.O.W.) and 27th Avenue North (60' R.O.W.) thence with the northern right-of-way of Clifton Avenue North 82 degrees 47 minutes 06 seconds West for a distance of 329.83 feet to a Mag Nail (Elliott) at the northeast corner of said Clifton Avenue and Lena Street (30' R.O.W.);

Thence leaving said Clifton Avenue and with the eastern right-of-way of said Lena Street North 11 degrees 16 minutes 03 seconds West for a distance of 80.48 feet to a point on the southeast corner of said Lena Street and Alley # 938 as relocated by an agreement for dedication of public right-of-way as of record in 20190423-0037200 R.O.D.C.T.;

Thence leaving said Lena Street and with the southern right-of-way of said Alley # 938 North 78 degrees 19 minutes 57 seconds East for a distance of 132.07 feet to a point;

Thence North 11 degrees 01 minutes 59 seconds West for a distance of 13.43 feet to a point on the southern line of the MDHA property as of record in DB-00006824 0000143 R.O.D.C.T.;

Thence leaving said Alley # 938 and with the southern line of the MDHA property North 78 degrees 36 minutes 33 seconds East for a distance of 181.65 feet to an ½" Iron Rod (Elliott) on the western right-of-way of said 27th Avenue North;

Thence leaving said MDHA property and with the western right-of-way of said 27th Avenue North South 10 degrees 59 minutes 42 seconds East for a distance of 199.79 feet to the point of beginning;

Said tract of land herein described containing 44,314 S.F. or 1.017 Acres more or less, and being according to boundary surveys performed by Clint Elliott Survey dated 5-3-18 and 7-20-2018, Jason A. Garrett TN RLS # 2861.

Being 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. 20190625-00611474, Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 25, 2019.

TRACT 2:

Being the easterly part of Lot No. 21 on the Map of Roth's Subdivision of Lot 22 of the McNairy Property of record in Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, follows:

Said part of said lot fronts 81 feet on the West side of Lena Street and Runs back between lines 116 feet in the North line and 122 feet on the South line along the North margin of Clifton Avenue to an alley on which measures 42 feet.

Being a portion of the same property conveyed to E3 Construction Services, LLC a Tennessee limited liability company by Warranty Deed from Max Khazanov, married, of record in Instrument No. 201900207-0011605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein
- Taxes for the year 2020 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 129 & 147, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3944, Page 173, Register's Office for Davidson County, Tennessee.
- Overhead Easement of record in Instrument No. 20111110-0087953, Register's Office for Davidson County, Tennessee.
- Easement(s) retained by the Metropolitan Government by Metro Ordinance No. BL2018-1451.
- Agreement(s) for Dedication of Public Right-of-Way of record in Instrument No. 20190423-0037199, Instrument No. 20190423-0037200 and Instrument No. 20190729-0074471, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190521-0047655, Register's Office for Davidson County, Tennessee.
- Overhead Easement of record in Instrument Number 20111108-0087251, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of public Right-of Way of record in Instrument Number 20190729-0074472, in the Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **2706 Clifton Avenue, Nashville, Tennessee 37209 and 701 Lena Street, Nashville, TN 37208**.

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 30th DAY OF JANUARY, 2020.

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 30th of January, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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