WARRANTY DEED

Karen Johnson Davidson County
Batch# 352695 DEEDWARR
02/04/2020 07:51:54 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200204-0012413

B-E3-20-2224

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

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

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)
Zvezda 1, LLC, a Tennessee limited liability company	**New owner**	
(NAME)	(NAME)	**092-07-0-194.00**
PO Box 158706		
(ADDRESS)	(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(s), 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(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZVEZDA 1, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of J. B Davis Subdivision of record in Plat Book 57, Page 96 and Plat Book 161, Page 123 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gordon Memorial United Methodist Church Church by Warranty Deed from Trustees of Mount Calvary Missionary Baptist Church of record in Instrument No. 20030520-0068748, Scrivener' s Affidavit Instrument No. 20181203-0117458 Register's Office for Davidson County, Tennessee, dated May 16, 2003 and recorded on May 20, 2003.

Being the same property conveyed to Jamie Isabel by Warranty deed from Gordon Memorial United Methodist Church of record in Instrument No. 20181109-0110984 Register's Office for Davidson County, Tennessee, dated November 06, 2018 and recorded on November 09, 2018. and Deed of Corrective Recorded on January 17, 2019 and Recorded in Instrument No. 20190117-0005008.

Being the same property conveyed to E3 Construction Services LLC by Warranty deed from Jamie Isabel of record in Instrument No. 20190117-0005009 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 17, 2019.

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. 20190208-0012075 Register's Office for Davidson County, Tennessee, dated February 06, 2019 and recorded on February 08, 2019.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim deed from E3 Construction Services, LLC of record in Instrument No. 20190306-0020391 Register's Office for Davidson County, Tennessee, dated March 06, 2019 and recorded on March 06, 2019.

This conveyance is subject to:
- 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 57, Page 96 and Book 161, Page 123, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190325-0026433, in the 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: **2224 Batavia Street, Nashville, Tennessee 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

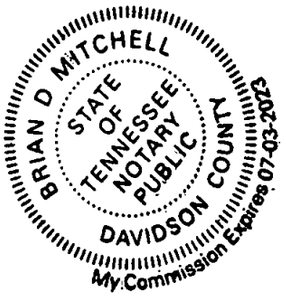
BY: _____
John H. Eldridge, III
Member

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: _____
(SEAL)



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