WARRANTY DEED

Karen Johnson
Batch# 352971
02/04/2020 11:18:31 AM
Fees: $13.00 Taxes: $2,960.00

Davidson County
DEEDWARR
2 pgs

20200204-0012825

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

B-E3-20-4309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

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

Brian D. Mitchell
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)
Blue Sky Construction, Inc.	New Owner	
(NAME)	(NAME)	**061-07-0-243.00**
6 Public Square N.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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 **BLUE SKY CONSTRUCTION, INC.,** 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 the Northerly 30 feet front and 31 feet 11 inches rear of Lot No. 57 and the Southerly 87 feet of Lot No. 58, on the Plat of I.C. McMahan's Subdivision of part of Maplewood Lands, as of record in Book 547, Page 78, Register's Office of Davidson County, Tennessee.

Said part of said Lot Nos. 57 and 58 front together 117 feet on the Westerly side of the Gallatin Pike, and run back between lines 250 feet to the Easterly line of Lot No. 60, measuring 118 feet 11 inches thereon.

Being the same property conveyed to Crystal Sea, Inc. 401K Trust Roth Fbo Ken Cunningham by Warranty deed from Linda Adams, unmarried, and Jamie Adams, unmarried, heirs of law of the William Adams Estate of record in Instrument No. 20190107-0001530 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 07, 2019.

Being a portion of the same property conveyed to E 3 Construction Services, LLC, a Tennessee limited liability company by Warranty deed from Crystal Sea, Inc. 401K Trust Roth FBO Ken Cunningham of record in Instrument No. 20190328-0028223 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on March 28, 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 547, Page 78, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Metro Government of Nashville and Davidson County Sewer & storm drainage easement of record in Book 5788, Page 246, in the Register's Office for Davidson County, Tennessee.
- Subject to Contract for Sale of Real estate of record in Instrument Number 20180809-0078837, 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: **4309 Gallatin Pike, Nashville, Tennessee 37216**.

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)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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