THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325938**	STATE OF ~~TENNESSEE~~) COUNTY OF ~~DAVIDSON~~) The actual consideration or value, whichever is greater, for this transfer is: $117,500.00. ROBERT RYAN CHAPMAN Affiant Subscribed and sworn to before me, this 30th day of March, 2020. Notary Public My Commission Expires: 7/30/23

TODD R. MCINTYRE
NOTARY PUBLIC
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
Bonded Thru Notary Public Underwriters

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
E3 Construction Services, LLC. 2504 Clifton Ave Nashville, TN 37209	New Owner	Tax Parcel ID No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chapman, Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E3 Construction Services, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 39 on the plan of L.C. Thuss' Subdivision of Part of the Barrow Lands, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot No. 39 fronts 40 feet on the easterly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chapman Properties, LLC by Warranty deed from Nick Dorroll, married of record in Instrument No. 20151104-0112372 Register's Office for Davidson County, Tennessee, dated November 02, 2015 and recorded on November 04, 2015. (Value of consideration shown in aforementioned deed $32,000.00.)

Being the same property conveyed to Chapman Development, LLC, a Tennessee limited liability company by Quitclaim deed from Chapman Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160810-0083205 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 09, 2016. (Value of consideration shown in aforementioned deed $32,000.00.) Being also known as 734 29th Ave N Nashville, Tennessee 37209.

Karen Johnson Davidson County
Batch# 381244 **DEEDWARR**
04/02/2020 02:20:27 PM 2 pgs
Fees: $13.00 Taxes: $434.75

20200402-0035627

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BE3 20 734

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 734 29th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2020.

Chapman, Development, LLC.

By: _____
Robert Ryan Chapman, Sole Member

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ MANATEE

Before me, the undersigned, of the State and County aforesaid, personally Robert Ryan Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of March, 2020.

_____
Notary Public

TODD R. MCINTYRE
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
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