WARRANTY DEED

Karen Johnson Davidson County
Batch# 407853 **DEEDWARR**
05/29/2020 03:13:27 PM 2 pgs
Fees: $13.00 Taxes: $1,742.70

20200529-0055738

J-SB-RR-20-0-X

DANA 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 $471,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Rightway Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	
P.O. Box 90584		**92-5-198.00** **92-5-199.00** **92-5-197.00** **92-5-214.00**
(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, **E-3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIGHTWAY REAL ESTATE, LLC,** 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
0 33rd Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 15 of Block 30 on the Map of Fisk University Place, of record in 421, Pages 4 and 5, Register's Office for said County.

Said Lot No. 15 fronts 25 feet on the easterly side of 33rd Avenue North and runs back between parallel lines 150 feet to an alley.

Tract II
912 33rd Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 of Block 40 on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lots front 25 feet each on the easterly side of 33rd Avenue North, and both extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.

Tract III
914 33rd Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot Nos. 16, 17 and 18 of Block 30 on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lot Nos. 16, 17 and 18 adjoin and front together 75 feet on the east side of 33rd Avenue North, formerly Killarney Street, and run back between parallel lines 150 feet to an alley.

Tract IV
917 32nd Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 18 and the South 5 feet of Lot 19 of Block 29 on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lot and part of said Lot adjoin and front 30 feet on the Westerly side of 32nd Avenue, North, formerly India Street, and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to E-3 Construction Services, LLC, by Warranty Deed from Labeebah N. Mateen, Michael M. Brady and Daphne Brady-Pitts, sole heirs of Malcious M. Brady and Dorothy M. Brady, recorded November 16, 2017 in Instrument No. 20171106-0113680, Register's Office for Davidson County, Tennessee. (as to Tract I)

Being part of the same property conveyed to E-3 Construction Services, LLC, by Warranty Deed from Labeebah N. Mateen, Michael M. Brady and Daphne Brady-Pitts, sole heirs of Malcious M. Brady and Dorothy M. Brady, recorded November 16, 2017 in Instrument No. 20171106-0113680, Register's Office for Davidson County, Tennessee. (as to Tract II)

Being part of the same property conveyed to E-3 Construction Services, LLC, by Warranty Deed from Labeebah N. Mateen, Michael M. Brady and Daphne Brady-Pitts, sole heirs of Malcious M. Brady and Dorothy M. Brady, recorded November 16, 2017 in Instrument No. 20171106-0113680, Register's Office for Davidson County, Tennessee. (as to Tract III)

Being the same property conveyed to Rightway Real Estate, LLC, by Warranty Deed from Alice Watkins, unmarried, recorded February 4, 2016 in Instrument No. 20160204-0011090, Register's Office for Davidson County, Tennessee. (as to Tract IV)

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 33rd Avenue North, 912 33rd Avenue North, 914 33rd Avenue North, 917 32nd Avenue North, 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 22 DAY OF MAY, 2020.

E-3 Construction Services, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of E-3 CONSTRUCTION SERVICES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 22nd of May, 2020.

_____
Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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