WARRANTY DEED

Karen Johnson Davidson County
Batch# 433248 **DEEDWARR**
07/08/2020 02:48:57 PM 2 pgs
Fees: $13.00 Taxes: $5,638.80

20200708-0074107

B-E3-20-715AB-LOAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,524,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Willow Place Realty, LLC	NEW OWNERS	
(NAME)	(NAME)	
715 A 26th Ave N & 715 A 26th Ave N	225 N. WILLOW AVE	**092060H01600CO & 092060H01700CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	COOKEVILLE, TN 38501	
(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 **WILLOW PLACE REALTY, 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 1)
Land in Davidson County, Tennessee, being Unit 715 A, Crave Townhomes At City Heights, described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes At City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No. 20200417-0040580, of Register's Office for Davidson County, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes At City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes At City Heights. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units at Crave Townhomes At City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's office, are incorporated herein by reference and made a part of the same as of copied verbatim herein for a more complete identification and description of said Unit.

(TRACT 2)
Land in Davidson County, Tennessee, being Unit 715B, Crave Townhomes At City Heights, described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes At City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No. 20200417-0040580, of Register's Office for Davidson County, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes At City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes At City Heights. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units at Crave Townhomes At City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's office, are incorporated herein by reference and made a part of the same as of copied verbatim herein for a more complete identification and description of said Unit.

(TRACT 1)
Being the same property conveyed to 715 A 26th Avenue North, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20190618-0058671 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019. And further being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from 715 A 26th Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040574, Register's Office for Davidson County, Tennessee.

(TRACT 2)
Being the same property conveyed to 715 B 26th Avenue North, LLC, a Tennessee Limited Liability

Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190618-0058670 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019. And further being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from 715 B 26th Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable. (TRACTS 1 and 2)
• Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190315-0023896, amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No.20200417-0040580, Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Charter for Crave Townhomes at City Heights Homeowners' Association, Inc.of record in Instrument No. 20200214-0017120, Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Permissive Use and Parking Easement Agreement of record in Instrument Number 20191025-0109453, amended in Instrument Number 20200128-0010293, amended in Instrument Number 20200207-0014379 and re-recorded in Instrument No. 20200417-0040579, Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Utility Easement of record in Instrument No. 20200109-0003171,in the Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Agreement for Shared Sewer Services of record in Instrument Number 20190501-0040323, in the Register's Office for Davidson County, Tennessee. (TRACTS 1 and 2)
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **715 A 26th Ave N & 715 A 26th Ave N, 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 2nd DAY OF JULY, 2020.

E3 Construction Services, LLC

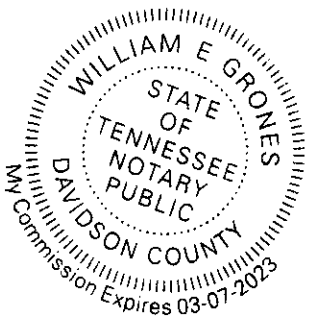
BY: _____
John H. Eldridge, III
Member

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 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 2nd of July, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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