WARRANTY DEED

Karen Johnson Davidson County
Batch# 449139 DEEDWARR
08/03/2020 03:55:18 PM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20200803-0085624

B-E3-20-713A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
Max Khazanov	**CapStar Bank**	
(NAME)	(NAME)	**092-06-0H-014.00 CO**
3608 Benham Ave	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**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 **MAX KHAZANOV,** 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 Unit 713A, 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.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty deed from Nick Dorroll of record in Instrument Number 20180607-0054791, Register's Office for Davidson County , Tennessee, dated May 31, 2018 and recorded on June 7, 2018.

Being the same property conveyed to 713 A 26th Avenue North, LLC, a Tennessee limited liability company by Quit Claim deed from E3 Construction Services LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190618-0058662 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019.

Being the same property conveyed to E3 Construction Services LLC, a Tennessee Limited Liability Company by Quitclaim deed from 713 A 26th Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040576 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 17, 2020.

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 421, Page 66, Register's Office for Davidson County, Tennessee.
• 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.
• Charter for Crave Townhomes at City Heights Homeowners' Association, Inc.of record in Instrument No. 20200214-0017120, Register's Office for Davidson County, Tennessee.

- 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.
- Utility Easement of record in Instrument No. 20200109-0003171,in the Register's Office for Davidson County, Tennessee.
- Agreement for Shared Sewer Services of record in Instrument Number 20190501-0040323, 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: **713 A 26th Ave N, 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 31st 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 31st of July, 2020.

_____
Notary Public
My Commission Expires: 7/5/2021
(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