WARRANTY DEED

Karen Johnson Davidson County
Batch# 615695 **DEEDWARR**
04/15/2021 10:14:25 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210415-0050251

B-SB-E3-21-709C

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2021.

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)
UP Partnership, GP	newowner	
(NAME)	(NAME)	**092-06-0H-010.00-CO**
2804 Clifton Ave.		
(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, **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 **UP PARTNERSHIP, GP,** 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 No. 709 C, 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, 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, a Tennessee Limited Liability Company by Warranty deed from Max Khazanov, married of record in Instrument No. 20180607-0054790 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 07, 2018.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Zvezda 1, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190312-0022540 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

Being the same property conveyed to 709 C 26th Avenue North, LLC, a Tennesse limited liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20190618-0058657 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 709 C 26th Avenue North, LLC, a Tennesse limited liability Company of record in Instrument No. 20200417-0040570 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 2021, 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 and Amendment No. 1 in Instrument No. 20200122-0007996 and in Instrument No. 20200417-0040580, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20191119-0119406, in the Register's Office for Davidson County, Tennessee.
• Subject to Permissive Use and Parking Easement Agreement in Instrument No. 20191025-0109453, and amended to Permissive Use and Parking Easement Agreement in Instrument No. 20200128-0010293, and Second Amendment to Permissive Use and Parking Easement Agreement in Instrument No. 20200207-0014379 and Instrument No. 20200211-0015646, and Instrument No. 20200417-0040579 and Instrument No. 20200417-0040581, Register's Office of Davidson County, Tennessee.
• By Laws for Homeowners Association for Thrive Townhomes at City Heights nka Crave Townhomes at City Heights, as shown in Instrument No. 20190315-0023896 and Amendment No. 1 in Instrument No. 20200122-0007996, Register's Office of Davidson County, Tennessee.
• Agreement for Dedication of Public Right of Way of record in Instrument Number 20170811-0082513, in the Register's Office for Davidson County, Tennessee.
• Subject to easement of record in Instrument No. 20111108-0087247, Register's Office of Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 C 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 12th DAY OF APRIL, 2021.

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 12th of April, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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