# WARRANTY DEED

Karen Johnson Davidson County
Batch# 632972 **DEEDWARR**
05/11/2021 10:21:39 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210511-0063148

B-SB-E3-21-707-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY DAVIDSON COUNTY

**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) |
|---|---|---|
| **Raymond J. Trapp** | new owner | |
| (NAME) | (NAME) | **092-06-0H-006.00** |
| **707 26th Avenue North #6** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (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 **RAYMOND J. TRAPP,** 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 6, Crave Townhomes At City Heights, formerly known as Thrive Townhomes at City Heights, and described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190315-0023896, amended in Instrument No. 20200122-0007996, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Nick Dorroll recorded June 7, 2018 in Instrument No. 20180607-0054791, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company recorded June 13, 2018 of record in Instrument No. 20180613-0056630 Register's Office for Davidson County, Tennessee,

Being the same property conveyed to 707 26th Avenue North Unit 6, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company recorded June 18, 2019 in Instrument No. 20190618-0058651,Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quit Claim Deed from 707 26th Avenue North Unit 6, LLC, a Tennessee Limited Liability Company, recorded April 17, 2020 in Instrument No. 20200417-0040566, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20200417-0040580, 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, Register's Office of Davidson County, Tennessee.

- Metro Water Services of record in Instrument Number 20190501-0040323, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement of record in Instrument Number 20200109-0003171, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20190606-0054234, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200214-0017120, in the Register's Office for 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: **707 26th Avenue North #6, 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 7th DAY OF MAY, 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 7th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




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