WARRANTY DEED

Karen Johnson Davidson County
Batch# 663782 DEEDWARR
06/24/2021 10:52:13 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210624-0085671

B-E3-20-0735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 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)
Jason Segreti	**CapStar Bank**	
(NAME)	(NAME)	
732 25th Ave N	**2002 Richard Jones Road, Suite A300**	**092-06-0-657.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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 BD CAPITAL 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 **JASON SEGRETI, SINGLE MAN,** 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 part of Lot No. 12 (erroneously described as Lot 20 in prior deeds) on the Plan of Dr. Boyd McNairy's Subdivision of Lots 8, 9 and 10 of record in Plat Book 21, Page 93, Register's Office for said County.

Said part of Lot 12 fronts 58 feet on the easterly margin of 25th Avenue North and runs back 120 feet on the North line. 100 feet on the South line to a dead line in the rear measuring 50 feet therein.

Being part of the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Mitch Snow, married, recorded January 18, 2013 in Instrument No. 20130118-0006354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Desperado Properties, LLC, a Tennessee limited liability company, recorded August 3, 2018 in Instrument No. 20180803-0076626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 729 25th Avenue North, LLC, a Tennessee limited liability company, by Quitclaim Deed from E 3 Construction Services, LLC, a Tennessee limited liability company, recorded December 3, 2020 in Instrument No. 20201203-0140691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction BD Capital LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from 729 25th Avenue North, LLC, a Tennessee Limited Liability Company, recorded February 12, 2021 in Instrument No. 20210212-0020571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, 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: **732 25th 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 18th DAY OF JUNE, 2021.

E3 Construction BD Capital LLC

BY: _____
John Eldridge
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN ELDRIDGE, 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 SOLE MEMBER of E3 CONSTRUCTION BD CAPITAL 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 SOLE MEMBER.

Witness my hand and official seal, this the 18th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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