WARRANTY DEED

Karen Johnson Davidson County
Batch# 696422 **DEEDWARR**
08/12/2021 02:41:42 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20210812-0109063

B-SB-E3-21-2822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
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)
David Brandon Robertson	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**092-10-0-129.00**
2824 Georgia Ave	**1749 Mallory Lane, Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027**	
(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 **DAVID BRANDON ROBERTSON, AN UNMARRIED 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 Lot No. 29, as shown on the map entitled I.L. Pendleton's Subdivision of the Steger Home Place, of record in Plat Book 421, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 50 feet on the northerly side of Georgia Avenue, formerly Torbitt Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Desperado Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Amon Ringemann, of record in Instrument No. 20130116-0005421, Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 16, 2013.

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, of record in Instrument No. 20180725-0072702, Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 25, 2018.

Being a portion of the same property conveyed to E3 Construction BD Capital LLC, a Tennessee limited liability company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020567 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 12, 2021.

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 106, Register's Office for Davidson County, Tennessee, as to Parcel 1.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66 and Book 16, page 14, Register's Office for Davidson County, Tennessee, as to Parcel 2.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 96 and Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee, as to Parcel 3.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter, as to Parcel 3.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2824 Georgia Ave, 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 awful 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 11th DAY OF AUGUST, 2021.

E3 Construction BD Capital, LLC, a Tennessee limited liability company

BY: _____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, 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 AUTHORIZED AGENT of E3 CONSTRUCTION BD CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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