WARRANTY DEED

Karen Johnson Davidson County
Batch# 746934 **DEEDWARR**
10/29/2021 11:45:18 AM 2 pgs
Fees: $13.00 Taxes: $2,248.87

20211029-0145558

B-SH-21-729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,803.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/28/22 (AFFIX SEAL)

KRISTINA D. MACRE STATE OF TENNESSEE NOTARY PUBLIC SHELBY 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)
Andrew Day and Kelsey Day	Andrew Day & Kelsey Day	
(NAME)	(NAME)	
729 26th Ave N	729 26th Avenue N	**092-06-0-590.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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 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 **ANDREW DAY AND KELSEY DAY,** 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 the northerly 40 feet of Lot No. 50 on the Map of Buchi's Subdivision of Lot No. 20 in McNairy's Subdivision, a plan of McNairy's Subdivision being recorded in Book 16, page 14, Register's Office for Davidson County, Tennessee of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee.

Said part of lot No. 50 fronts 40 feet on the westerly side of Buchi Avenue, and runs back in a westerly direction, between parallel lines 153-1/3 feet, more or less, to an alley.

Being the same property conveyed to Cottage Partners, LLC by Warranty Deed from William D. Coffee, Jr, unmarried of record in Instrument No. 20130904-0092912 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013.

Being the same property conveyed to E3 Construction BD Capital LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Cottage Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210319-0036449 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on March 19, 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 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 16, Page 14, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of -Way of record in Instrument Number 20210405-0044293 and 20210405-0044297, 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: **729 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 27th DAY OF OCTOBER, 2021.

E3 Construction BD Capital LLC, a Tennessee Limited Liability Company

BY: _____
John H. Eldridge, III
Sole 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 SOLE MEMBER 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 SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Record + Return to:
CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119