WARRANTY DEED

Karen Johnson Davidson County
Batch# 796276 **DEEDWARR**
01/27/2022 11:47:33 AM 2 pgs
Fees: $13.00 Taxes: $3,073.26

20220127-0009930

B-SB-E3-21-731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,611.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF SHEATH

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)
Brooke R. Simpson	**CapStar Bank**	
(NAME)	(NAME)	
731 26th Avenue North	**2002 Richard Jones Road, Suite A300**	**092-06-0-591.00**
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE R. SIMPSON,** 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. 51 on the Map of Buchi's Subdivision of Lot No. 20 in McNairy's Subdivision, a Plan of McNairy's Subdivision of record in Book 16, Page 14, of the Register's Office for Davidson County, Tennessee and Buchi's Subdivision being of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Alvin Bass, Mattie Campbell, Tera Bass, Richard Bass, Jr, Darcy Bass, Quintin Bass, Ivy Bass, Shawn Bass, Phyllis Bass, of record in Instrument No. 20180629-0063121, Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to E3 Construction BD Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed fromE3 Construction Services, LLC of record in Instrument No. 20210618-0082802, Register's Office for Davidson County, Tennessee, dated June 8, 2021 and recorded on June 18, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable.
- 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.
- Agreement for Dedication of Public ROW in Instrument Nos. 20210607-0076008 and 20210607-0076009 recorded on June 7, 2021.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **731 26th Avenue North, 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 representat ves, 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 24th DAY OF JANUARY, 2022.

E3 Construction BD Capital, LLC

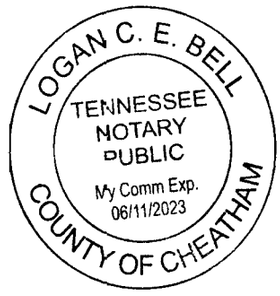
BY: _____
John H. Eldridge, III
Member

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 BD CAPITAL, LLC 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 24th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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