WARRANTY DEED

Karen Johnson Davidson County
Batch# 813009 **DEEDWARR**
03/01/2022 12:00:50 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20220301-0023160

BS-BW-22-3124

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

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)
Brian Watkins	New Owner	
(NAME)	(NAME)	090-05-0-327.00
PO Box 90584		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **BRIAN WATKINS,** 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 Easterly 39 feet of lot No. 6 on the Plan A.W. Willis Subdivision part of Barrow's Land of record in Plat Book 161, Page 107, 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 Part of Lot No. 6 fronts 39 feet on the Northerly side of Torbett Avenue and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Desperado Properties, LLC by Warranty deed from Marie Patton of record in Instrument No. 20130522-0051445 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on May 22, 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. 20180725-0072703 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 25, 2018.

Being the same property conveyed to E3 Construction BD Capital LLC, a Tennessee limited liability company by Quit Claim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20211013-0137749 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 13, 2021.

This conveyance is subject to:

- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 107, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211202-0159846 and Instrument No. 20211202-0159848, 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: **3124 Torbett Street, 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 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 25 DAY OF FEBRUARY, 2022.

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

BY: _____
John Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, 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 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 executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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