# WARRANTY DEED

Karen Johnson Davidson County
Batch# 867205 DEEDWARR
06/03/2022 03:26:19 PM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20220603-0064538

B-ROGMC-22-2611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. DAVIS NOTARY PUBLIC STATE OF TENNESSEE 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) |
|---|---|---|
| **Gregory Grant and Kelly Grant** | **Union Home Mortgage Corp.** | |
| (NAME) | (NAME) | **092-02-0-194.00** |
| **2611 Alameda Street** | **8241 Dow Circle West** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | **Strongsville, OH 44136** | |
| (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 SERVICES, 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 **GREGORY GRANT AND KELLY GRANT, HUSBAND AND WIFE,** 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. 114 on the Plan of Heffernan Place Subdivision of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the South side of Alameda Street or Avenue and runs back between parallel lines 140 feet to an alley.

Included in the above description but expressly excluded therefrom are certain tracts or parcels of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways by Warranty Deed from Cleo D. Moore, dated July 17, 1967, recorded July 18, 1967 in Book 4152, Pages 907-908, Register's Office for Davidson County, Tennessee and described as follows:

Being a part of Lot No. 114 on the Map of Heffernan Place Subdivision, as of record in Book 161, Page 138, Register's Office Davidson County, Tennessee.

Parcel No. I:

Beginning at a point in the Southerly margin of Alameda Street, said point being the common corner between Lots 114 and 115 on the Heffernan Place Subdivision, as of record in Book 161, Page 138, Register's Office Davidson County; thence with the Southerly margin of Alameda Street and the Northerly boundary line of said Lot 114, North 82 degrees 14 minutes 33 seconds East 41.15 feet to a point; thence South 29 degrees 13 minutes 42 seconds West 66.96 feet to a point in the common line between said Lots 114 and 115; thence with the common line between said Lots 114 and 115 North 8 degrees 40 minutes 45 seconds West 53.50 feet to the Point of Beginning, containing 1,101 square feet more or less.

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to and from and across the same to and from abutting lands is hereby conveyed.

Parcel No. II:

Beginning at a point in the Southerly margin of Alameda Street, said point being the common corner between Lots 113 and 114 on the Heffernan Place Subdivision, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 113 and 114, South 8 degrees 40 minutes 45 seconds East, 9.99 feet to a point; thence South 29 degrees 13 minutes 43 seconds West 81.37 feet to a point in the common line between lots 114 and 115 in the aforesaid subdivision; thence with the common line between said Lots 114 and 115, North 8 degrees 40 minutes45 seconds West 21.50 feet to a point; thence with and binding on the Control of Access taking previously described, North 29 degrees 13 minutes 43 seconds East 66.96 feet to a point in the Southerly margin of Alameda Street; thence

with the Southerly margin of Alameda Street and the Northerly boundary of said Lot 114, North 82 degrees 14 minutes 33 seconds East 8.85 feet to the Point of Beginning, containing 1,024 square feet more or less and is conveyed in fee simple.

Parcel No. II is conveyed in fee simple, however, the Grantors herein will have access to it.

It is further understood and agreed that the said Highway Department for the State of Tennessee or its agents or assigns is specifically given the right to enter upon the remaining land of grantor herein and remove any improvements and/or part of improvements which are situated both on the land being conveyed to the Highway Department as ROW and the remaining property of said land-owner/grantor herein, and the consideration herein recited includes payment in full for such improvements.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jeffrey S. McMillan, a single person of record in Instrument No. 20171005-0102320 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 05, 2017.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180613-0056633 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 13, 2018.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
- Deed to the State of Tennessee of record in Book 4167, Page 395, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Book 4167, Page 393, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement granted to the State of Tennessee for the use and benefit of the Department of Highways dated July 17, 1967, recorded July 18, 1967 of record in Book 4152, Pages 905 and 906, in the Register's Office for Davidson County, Tennessee.
- Restrictions and reserved rights as set out in Warranty Deed of record in Book 4152, Pages 907 and 908, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210913-0122403, 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: **2611 Alameda Street, 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 MAY, 2022.

E3 Construction Services, LLC, a Tennessee Limited Liability Company

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 SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 27th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

