WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

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

B-E3-22-706

Karen Johnson Davidson County
Batch# 950837 DEEDWARR
12/13/2022 10:20:12 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221213-0129211

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)
E3 Construction Services, LLC	same as new owner	
(NAME) 2804 Clifton Ave. **~~706 26th Avenue North~~**	(NAME)	**092-06-0-605.00**
(ADDRESS) **Nashville, TN ~~37208-3606~~** 37209	(ADDRESS)	
(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, **THE BACON GROUP, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 38 on the Plan of Buchi's Subdivision of Lot No. 20 McNairy Subdivision, of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 34 feet on the East side of 26th Avenue North, formerly Buchi Avenue, and runs back with the Southerly margin of Lot No. 37 and the Northerly margin of an alley to an alley in the rear and shows 85 feet on the last mentioned alley.

Being the same property conveyed to Joseph H. Bowman, IV and Jere D. Pewitt, as tenants in common by Warranty Deed from William Davis of record in Instrument No. 20141103-0101328 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on November 03, 2014.

The said Joseph H. Bowman, IV having died on or about November 10, 2020, leaving a probate in Docket No. 20PR-11335, in the Chancery Court of Williamson County, Tennessee.

Being the same property conveyed to The Bacon Group, Inc, a Tennessee corporation by Special Warranty Deed from Gilda Traughber Bowman as devisee under the Estate of Joseph H Bowman IV and Jere D. Pewitt of record in Instrument No. 20220906-0099841 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 6, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, 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: **706 26th Avenue North, Nashville, Tennessee 37208-3606**.

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 7th DAY OF DECEMBER, 2022.

The Bacon Group, Inc, a Tennessee corporation

BY:_____
Richard Bacon
Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD BACON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE SHAREHOLDER of THE BACON GROUP, INC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE SHAREHOLDER.

Witness my hand and official seal, this the 7th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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