BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130066014 DEEDWARR
Recvd: 08/01/13 15:45 2 pgs
Fees:13.00 Taxes:895.40

20130801-0080461

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Mary Lee Proctor O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E 3 CONSTRUCTION SERVICES, LLC	**SAME**	**104-06-0-118.00**
(NAME) **667 WEDGEWOOD AVE., SUITE C**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004 AS TO A ONE-HALF UNDIVIDED INTEREST; AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004 AS TO A ONE-FOURTH UNDIVIDED INTEREST; AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSE BYPASS TRUST UTA DATED JUNE 23, 2004, AS TO A ONE-FOURTH UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E 3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 20 feet front and 5 feet rear of Lot 95 and the easterly part of Lot 96, Bransford Realty Company's West End Heights, of record in Book 332, pages 124 and 125, Register's Office for said County, to which plan reference is made for a more complete description.

Beginning at a point in the north margin of Love Circle, 41 feet westerly from the corner of Lots 95 and 96; thence north 9° 15' west, 16 feet to an iron pin; thence south 80° 45' west, 4 feet to an iron pin; thence north 9° 15' west 49 feet to an iron pin; thence north 28° east 30 feet to an iron pin; thence north 2° 30' east 61.5 feet to the south margin of a 20 foot alley; thence eastwardly 35 feet with said alley to a point 5 feet east of the corner of said Lots 95 and 96; thence south 8° 45' east 150 feet to the northerly margin of Love Circle at a point 20 feet easterly from the corner of Lots 95 and 96; thence westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to Mary Hicks Proctor O'Neil and Catherine Proctor Grose, each having a one-half (1/2) interest as tenants in common and not as joint tenants with rights of survivorship, by deed from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, of record as Instrument No. 20021004-0121296, dated October 4, 2002, said Register's Office. Being further conveyed to Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust, established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated June 23, 2004, by deed from Mary Lee Proctor O'Neil, of record as Instrument No. 20051013-0123233, dated September 14, 2005, said Register's Office. Being further conveyed to William S. O'Neil by deed from Catherine Proctor Grose, of record as Instrument No. 20051205-0146138, dated November 29, 2005, said Register's Office. Being further conveyed to William S. O'Neil, Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004, by deed from William S. O'Neil of record as Instrument No. 20051221-0152783, dated December 16, 2005, said Register's Office. Being further conveyed to Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Bypass Trust UTA dated June 23, 2004, a one-half undivided interest and Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Tennessee Bypass Trust UTA June 23, 2004, a one-half undivided interest, by deed from Mary Lee Proctor O'Neil, Successor Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 332, pages 124 and 125, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 3316 ACKLEN AVENUE, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of July, 2013.

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004 AS TO A ONE-HALF UNDIVIDED INTEREST

Mary Lee Proctor O'Neil trustee

BY: MARY LEE PROCTOR O'NEIL, TRUSTEE

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004 AS TO A ONE-FOURTH UNDIVIDED INTEREST

Mary Lee Proctor O'Neil trustee

BY: MARY LEE PROCTOR O'NEIL, TRUSTEE

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004 AS TO A ONE-FOURTH UNDIVIDED INTEREST

Mary Lee Proctor O'Neil trustee

BY: MARY LEE PROCTOR O'NEIL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004 AS TO A ONE- HALF UNDIVIDED INTEREST; AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004 AS TO A ONE-FOURTH UNDIVIDED INTEREST; AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004 AS TO A ONE-FOURTH UNDIVIDED INTEREST,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2013.

My commission expires: **MAY 5, 2015.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public