BILL GARRETT, Davidson County
Trans:T20140087115 DEEDWARR
Recvd: 11/19/14 10:09 2 pgs
Fees:13.00 Taxes:172.05
20141119-0106583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 46,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2014.

Notary Public

My commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
E3 CONSTRUCTION SERVICES, LLC	E3 Construction Services	**09206056300**
722 27TH AVE	667 Wedgewood Ave, Ste C	
NASHVILLE, TN 37208	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

AUGUSTA M. WILCOX and TAMMIE WILCOX, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

E3 CONSTRUCTION SERVICES, LLC A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 19 on the Plan of J. W. Turner's Subdivision of Lot 21 Boyd McNairy's Plan, of record in Book 57, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO AUGUSTA M. WILCOX and TAMMIE WILCOX, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED FROM BRIAN BURKE AND DAVID COSTELLO, DATED 09/28/1990 AND RECORDED ON 10/01/1990 IN BOOK 8207, PAGE 556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 722 27TH AVE, NASHVILLE, TN 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 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 in 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 my/our hand(s) this 14th day of November, 2014.

Augusta M. Wilcox By: Dwayne E Wilcox
Her Attorney in fact

AUGUSTA M. WILCOX
BY: DWAYNE E. WILCOX
HER ATTORNEY IN FACT

Tammie Wilcox

TAMMIE WILCOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TAMMIE WILCOX, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **DWAYNE E. WILCOX** to me known to be the person who executed the foregoing instrument in behalf of **AUGUSTA M. WILCOX** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **AUGUSTA M. WILCOX.** and Durable General Power of Attorney appearing of record in Instrument No. 20141119-0106582, Register's Office of Davidson County, TN.

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY