BILL GARRETT, Davidson County
Trans:T20150015891 DEEDWARR
Recvd: 03/04/15 11:06 2 pgs
Fees:13.00 Taxes:980.50
20150304-0018879

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57237
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
E3 Construction Services, LLC 667 Wedgewood Ave., Suite C Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 10505048600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Baugher**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E3 Construction Services, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Fairview Addition, of record in Book 57, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Baugher, by Special Warranty Deed from American Financial Corporation of Tampa, now known as Altegra Credit Company, dated March 1, 1995, recorded March 10, 1995 in Book 9616, Page 423, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 94, said Register's Office, to which reference is hereby made.

This is improved property, known as 1705 Hillside Avenue, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2015.

William L. Baugher

State of Tennessee

County of Davidson

On this 27th day of February, 2015, before me the undersigned authority, personally appeared William L. Baugher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2015.

Notary

My Commission Expires: _____

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016