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)

Bill Garrett Davidson County
Batch# 106398 DEEDWARR
06/19/2018 10:42:54 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180619-0058840

W & I Ref: (RE) Title No.: 59821
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
E 3 Construction Services, LLC 667 Wedgewood Avenue, Suite C Nashville, TN 37203	E 3 Construction Services, LLC 667 Wedgewood Avenue, Suite C Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 09206056600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey S. Curry, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E 3 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. 13 on the Map of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan of Lots, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of Lena Avenue or 27th Avenue and runs back between parallel lines 184 feet, more or less, to an alley.

Being the same property conveyed to Jeffrey S. Curry by Warranty Deed from Leonard Custom Homes, Inc., a Texas Corporation, dated June 22, 2010 and recorded on June 29, 2010 of record in Instrument No. 20100629-0050734, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 129, said Register's Office.

This is improved property, known as 716 27th Avenue North, 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B E3 18 716

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 14 day of June, 2018.

Jeffrey S. Curry

State of Tennessee Kentucky

County of Davidson Muhlenberg

On this 14 day of June, 2018 before me the undersigned authority, personally appeared Jeffrey S. Curry, 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: March 4, 2022

OFFICIAL SEAL
CAROL RENEE GREEN
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires March 4, 2022
ID # 594858

State of ~~Kentucky~~ Tennessee

County of ~~Muhlenberg~~ Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Sworn and subscribed before me this 15 day of June, 2018.

Notary

My Commission Expires: 1-5-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.