Bill Garrett Davidson County
Batch# 110922 DEEDWARR
06/29/2018 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20180629-0063121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MARJORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E3 Construction Services, LLC, a Tennessee Limited Liability Company	owner at owner's address	
(NAME)	(NAME)	09206059100
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Alvin Bass, Mattie Campbell, Tera Bass, Richard Bass, Jr, Darcy Bass, Quintin Bass, Ivy Bass, Shawn Bass, Phyllis Bass**, HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE, ITS 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, Tennessee, being Lot No. 51 on the Map of Buchi's Subdivision of Lot No. 20 in McNairy's Subdivision, a Plan of McNairy's Subdivision of record in Book 16, Page 14, of the Register's Office for Davidson County, Tennessee and Buchi's Subdivision being of record in Plat Book 421, Page 66 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel J. Bass and Lillie M. Bass by virtue of that certain Deed dated October 16, 1928, and being of record at Book 694, Page 268 in the amount of $1,650.00 in the Register's Office of Davidson County, Tennessee. The said Daniel J. Bass having predeceased his wife, Lillie M. Bass on May 20, 1983. Lillie M. Bass having since died on September 4, 1991, leaving children, Alvin Bass, Mattie Campbell, and Richard Bass per Affidavit of Heirship at Instrument No. 201806290063118 in the Register's Office of Davidson County, Tennessee. Richard Bass (son of Lillie Bass), has since died, leaving his wife, Tera Bass and children Richard Bass, Jr. darcy Bass, Quintin Bass, Ivy Bass, Shawn Bass, and Phyllis Bass, per Heirship Affidavit at Instrument No. 201806290063119 in said Register's Office, TN.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 731 26th Ave N Nashville, TN 37208
(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 my hand this 28th day of June, 2018.

Alvin Bass by Veronica Luckett Attorney
Alvin Bass, by Veronica Luckett, Attorney In Fact in Fact.

Mattie Campbell by Veronica Luckett attorney
Mattie Campbell, by Veronica Luckett, Attorney In Fact in Fact.

Tera Bass by Veronica Luckett Attorney
Tera Bass, by Veronica Luckett, Attorney In Fact in Fact.

Richard Bass Jr. by Veronica Luckett,
Richard Bass, Jr, by Veronica Luckett, Attorney In Fact
Attorney in Fact.

Darcy Bass

Quintin Bass by Veronica Luckett, Attorney
Quintin Bass, by Veronica Luckett, Attorney In Fact in Fact.

Ivy Bass by Veronica Luckett, Attorney
Ivy Bass, by Veronica Luckett, Attorney In Fact in Fact.

Shawn Bass by Veronica Luckett, Attorney
Shawn Bass, by Veronica Luckett, Attorney In Fact in Fact.

Phyllis Bass by Veronica Luckett,
Phyllis Bass, by Veronica Luckett, Attorney In Fact
Attorney in Fact.

STATE OF TENNNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Veronica Luckett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Alvin Bass, Mattie Campbell, Tera Bass, Richard Bass, Jr, Quintin Bass, Ivy Bass, Shawn Bass, Phyllis Bass and acknowledged that she executed the same as the free act and deed of the said Alvin Bass, Mattie Campbell, Tera Bass, Richard Bass, Jr, Quintin Bass, Ivy Bass, Shawn Bass, Phyllis Bass.

WITNESS my hand and official seal at office this 28th day of June, 2018.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Darcy Bass**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019