STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 12/29/05 10:42 2 pgs
Fees:13.00 Taxes:2090.50

20051229-0156055

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Benjamin P. Marks	Benjamin P. Marks	117-04-0
1515 Dallas Avenue	1515 Dallas Avenue	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Five Hundred Sixty Five Thousand Dollars and Zero Cents ($***565,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Luehrsen Construction, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin P. Marks, unmarried, and Adam Ross, unmarried, as joint tenants with right of survivorship, 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.

BEING Lot No. 21 and the westerly part of Lot No. 22 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 and part of Lot No. 22 begin at the southeast corner of Dallas Avenue and a 12 foot alley, being the northeast corner of Lot No. 21; running thence with the southerly margin of Dallas Avenue eastwardly 61.3 feet to McMurtry's northwest corner; thence with his westerly line southwardly 130.5 feet to the northerly margin of an alley; thence with the northerly margin of said alley westwardly 54.8 feet to the easterly margin of the first mentioned alley; thence with the easterly margin of said alley northwardly 130.5 feet, more or less, to the beginning.

BEING the same property conveyed to Luehrsen Construction, LLC, by deed dated November 29, 2004, from Tiffany W. Demming, Administratrix of the Estate of Charles Edward Wilson, deceased, and as authorized signatory for Robert L. Wilson, Helen Wilson Bradley and Michael Carver Wilson, pursuant to the Order Approving Contract for Sale of Land to Pay Debts of the Decedent and for Partial Distribution of the Sale Proceeds entered in the Estate of Charles Edward Wilson, deceased, Docket 04P-1489, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, of record as Instrument No 20041203-0144474 in the Register's Office for Davidson County, Tennessee, said deed of record as Instrument No. 20041203-0144475 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1515 Dallas Avenue, Nashville, Tennessee 37212

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 Grantor does covenant with the said Grantees that it is lawfully seized 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; and Grantor does further covenant and bind itself, its successors 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 16th day of December, 2005.

Luehrsen Construction, LLC

By: _____
Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul J. Luehrsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Luehrsen Construction, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2005.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY