BILL GARRETT, Davidson County
Trans:T20090080786 DEEDWARR
Recvd: 11/30/09 15:39 2 pgs
Fees:13.00 Taxes:1412.85
20091130-0109493

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brady Savell
3529 Nebraska Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M Bank
50 Franklin St.
Clarksville, TN 37040

MAP 104-10
GROUP
PARCEL 447

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Luehrsen Construction, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brady Savell**, a single person, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Nebraska Avenue Subdivision of record in Instr. 20070828- 0103143, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Luehrsen Construction, LLC by deed from Gladys N. Ashburn, unmarried, of record in Instr. 20080519-0051479, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations of record.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **3529 Nebraska Ave., Nashville, Tennessee 37209.**

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that 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 GRANTEE, his 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 **the 30th** day of **November, 2009. .**

Luehrsen Construction, LLC

By: _____
Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority 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, and that he as such Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2009.

_____
NOTARY PUBLIC

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $381,850.00.

_____
AFFIANT

Subscribed and sworn to before me on this 30th day
of November, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 11-22-10