BILL GARRETT, Davidson County
Trans:T20110063763 DEEDWARR
Recvd: 10/12/11 13:52 3 pgs
Fees:18.00 Taxes:751.10
20111012-0079373

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

ADDRESS NEW OWNER:
Luehrsen Construction, LLC
P O Box 90408
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin Synergy Bank
3301 Aspen Grove Drive, Suite 200
Franklin, TN 37067

MAP 103-08
GROUP
PARCEL 11

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, **Noreen Trenner, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Luehrsen Construction, LLC**, hereinafter called the GRANTEE, its successors 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. 17A on the Plan of Re-subdivision of Lot 17 West End Annex, of record in Book 4470, page 100, Register's Office, Davidson County, Tennessee.

Said Lot 17A fronts 50 feet on the southerly side of Colorado Avenue and extends back 167.15 feet on the westerly line and 165.73 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Edgar M. Trenner and wife Noreen Trenner, by deed from Rhett Lee Mills, Raymond Reece Mills and William Richard Mills of record in Book 10559, page 327, Register's Office for Davidson County, Tennessee. The said Edgar M. Trenner is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **4005 Colorado 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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 4th day of **October, 2011.**

Noreen Trenner

STATE OF MASSACHUSETTS
COUNTY OF HAMPSHIRE

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Noreen Trenner, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of October, 2011.

NOTARY PUBLIC

My Commission Expires:

MARK A. NeJAME
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-12

MARK A. NEJAME NOTARY PUBLIC MASSACHUSETTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $203,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 11/9/13

THOMAS J. BOTTORFF WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC