Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120045622 DEEDWARR
Recvd: 06/20/12 13:54 2 pgs
Fees:13.00 Taxes:1135.90
20120620-0054150

WARRANTY DEED

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luehrsen Construction, LLC	New Owner	91-16-281
(NAME) P.O. Box 90408	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120922

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Gary Wood, unmarried and Ann M. Chalos, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Luehrsen Construction, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successor 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 the Westerly 475 feet of Lot 206 and the Easterly 37.5 feet of Lot 208, Block 11 on the Plan of Charlotte Park Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of said Lots 206 and 208 adjoin and front together 85 feet on the Southerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gary Wood and Ann M. Chalos, as tenants in common by Warranty Deed from Denzel W. Johnson III, a married man, dated April 8, 2010, of record as Instrument No. 20100409-0026828, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4305 Dakota Avenue, Nashville, TN 37209

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of June, 2012.

Gary Wood

Ann M. Chalos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Gary Wood and Ann M. Chalos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2012.

CHRISTINE L. LIND
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

My Commission Expires OCT 21, 2013