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

ADDRESS NEW OWNER:
Suzanne N. Edmondson
Gilbert H. Edmondson
4005A Colorado Ave.
Nashville, Tennessee 37209

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120048992 DEEDWARR
Recvd: 07/03/12 10:54 3 pgs
Fees:18.00 Taxes:1554.00
20120703-0058403

SEND TAX BILL TO:
Pinnacle National Bank
PO Box 331678
Murfreesboro, TN 37133

MAP	**103-08**
GROUP	**I**
PARCEL	**2**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 **Suzanne N. Edmondson, unmarried, and Gilbert H. Edmondson, 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:

Land in Davidson County, Tennessee, being Unit No. 4005A on the Declaration Establishing 4005 Colorado Avenue of record in Instr. 20111013-0079647, as amended by First Amendment to Declaration Establishing 4005 Colorado Avenue to Amend to a Declaration of Protective Covenants, Conditions and Restrictions for 4005 Colorado Avenue, a Townhouse Planned Unit Development or record in Instr. 20120607-0049915, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Noreen Trenner, unmarried, of record in Instr. 20111012-0079373, Register's Office for Davidson County, Tennessee.

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 2012 and subsequent years.

This is **improved** property known as **4005A 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 GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **26th** day of **June, 2012.**

Luehrsen Construction Company, LLC

Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Luehrsen**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chief Manager of **Luehrsen Construction, LLC** and that as said Chief Manager he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $420,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.