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

ADDRESS NEW OWNER:
Eilene Marie Griffin
4005B Colorado Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinacle National Bank
150 3rd Ave. South, Suite 900
Nashville, Tn 37201

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

Davidson County DEEDWARR
Recvd: 07/25/12 15:10 4 pgs
Fees:23.00 Taxes:1554.00
20120725-0065483

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 **Eilene Marie Griffin, unmarried**, hereinafter called the GRANTEE, her 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 Unit No. 4005B 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 a part of 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.

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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 **4005B 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, her 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, her 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 23rd** day of **July, 2012.**

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 23rd day of July, 2012.

Mary Jo Hartz

~~M. L. Hickernell~~ Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~8/19/2013~~ 5-13-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Erin Marie Griffey
AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2012.

Sheri Engel
NOTARY PUBLIC

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SHERI ENGEL

My Commission Expires: January 11, 2016

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

