BILL GARRETT, Davidson County
Trans:T20120074447 DEEDWARR
Recvd: 10/02/12 13:56 3 pgs
Fees:18.00 Taxes:740.00
20121002-0089833

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

MAP	**103-3**
GROUP	
PARCEL	**060**

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, **Kristopher E. Koller,** 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 the easterly 50 feet of the southerly 150 feet of Block No. 20 on the Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Co.'s First Addition to Nashville of record in Book 421, page 18, Register's Office, Davidson County, Tennessee, described as follows, to wit:

Beginning at the northwest corner of Idaho Avenue, formerly Fifth Street and 52nd Avenue North, formerly 11th Street; thence with the northerly margin of Idaho Avenue westwardly 50 feet, thence northwardly and parallel with 52nd Avenue North, 150 feet; thence eastwardly and parallel with Idaho Avenue 50 feet to the westerly margin of 52nd Avenue North; thence with the westerly margin of said Avenue, southwardly 150 feet to the beginning.

Being the same property conveyed to Kristopher E. Koller, unmarried, by deed from Deborah K. Baucom, Administrator C.T.A. of the Estate of Dale Sider, deceased, of record in Instr. 20080916-0094656, 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 **5200 Idaho 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 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 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 **26th** day of **September, 2012.**

Kristopher E. Koller

By: _____, attorney in fact

Kristopher E. Koller, by Paul F. Soper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul F. Soper**, 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 Attorney in Fact for **Kristopher E. Koller, the bargainor,** and that as said Attorney in Fact, he executed the within Warranty Deed for the purposes therein contained by signing the name of Kristopher E. Koller as his free act and deed..

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

_____
NOTARY PUBLIC

My Commission Expires: 9/8/15

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 8-19-13

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