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

WARRANTY DEED

G-VRES-12-3310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luehrsen Construction, LLC		
P.O. Box 90408	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		92-13-367.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BANK OF TENNESSEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUEHRSEN CONSTRUCTION, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 101, MAP OF HORTENSE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 167, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BANK OF TENNESSEE, A TENNESSEE STATE BANKING CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM AMY L. WOOD, AS SUCCESSOR TRUSTEE, RECORDED ON THE 10TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110810-0061679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 161, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3310 Nevada Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120076048 DEEDWARR
Recvd: 10/08/12 09:07 2 pgs
Fees:13.00 Taxes:218.30
20121008-0091757

Witness my/our hand(s) this 4th day of October, 2012.

Bank of Tennessee

BY: _____
Jim Evans, Senior Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of October, 2012, before me personally appeared Jim Evans, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Senior Vice President of Bank of Tennessee, the within named bargainor, a corporation, and that he/she as such Senior Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of October, 2012.

_____
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903