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

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

ADDRESS NEW OWNER:
Luehrsen Construction, LLC
P. O. Box 90408
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin Synergy Bank
4930 Thoroughbred Lane
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120088706 DEEDWARR
Recvd: 11/20/12 10:29 3 pgs
Fees:18.00 Taxes:740.00
20121120-0106987

MAP 91-16
GROUP
PARCEL 0280

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, **Scott A. Freeman and wife, Allison B. Freeman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do 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 Lot no. 204 and the east 2-1/2 feet of Lot No. 206, Block 11, on the plan of Charlotte Park Company's Addition, of record in Book 57, page 103, Register's Office, Davidson County, Tennessee.

Said lot and part of said lot front together 52-1/2 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 Scott A. Freeman and wife, Allison B. Freeman by deed dated April 23, 2010 from Charles William Johnson, Sr. of record in Instr. 20100512-0036550, 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 **4303 Dakota 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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their 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 our hands this the **16th** day of **November, 2012.**

Scott A. Freeman

Allison B. Freeman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott A. Freeman and wife, Allison B. Freeman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 11/24/13

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 16th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 11/24/13