(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130023705 DEEDWARR
Recvd: 03/22/13 13:31 2 pgs
Fees:13.00 Taxes:2166.91
20130322-0028642

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$585,650.00.**

Colleen Newcomb
Affiant

Subscribed and sworn to before me this 19th day of March, 2013

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Luke J. Nemuras	SunTrust Mortgage, Inc.	10401017900
140 40th Avenue	401 Commerce St. Ste. 6100	
Nashville, TN 37209	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TN SEL Build, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Luke J. Nemuras and Kathryn G. Duryea, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, TN, BEING, Lot No. 40 on the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being a portion of the property conveyed to TN SEL Build, LLC from Thomas C. Winton, unmarried by Warranty Deed on June 12, 2012, of record in Instrument Number 20120621-0054575, Register's Office for Davidson County, Tennessee. Further conveyed to TN SEL Build, LLC, a Tennessee limited liability company from TN SEL Build, LLC, a Tennessee limited liability company, by Quitclaim Deed on January 4, 2012, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20130109-0002903, Register's Office for Davidson County, Tennessee.

This is improved property known as: **140 40th Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 19, 2013.

TN SEL Build, LLC, a Tennessee limited liability company

BY: _____
Ryan Talbert, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **TN Sel Build, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 1-6-14

