(1)

BILL GARRETT, Davidson County
Trans:T20130036600 DEEDWARR
Recvd: 05/02/13 13:32 3 pgs
Fees:18.00 Taxes:3241.20
20130502-0044398

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

ADDRESS NEW OWNER:
Ted B. Clark
Marvin Gentry
119 47th Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MAP **103-03**
GROUP
PARCEL **266.00**

MORTGAGEE:
US Bank
P.O. Box 1038
Cincinnati, OH 45201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul J. Luehrsen and wife, Saralyn W. Luehrsen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ted B. Clark and Marvin Gentry as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs 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 Lots Nos. 7, 8, 9, and the easterly 40 feet of Lot No. 10 of Block 19 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 7, 8. 9 and part of Lot No. 10 front together 200 feet on the northerly side of Colorado Avenue and extend back between parallel lines with the westerly margin of 47th Avenue North, 160 feet to an alley.

Being the same property conveyed to Paul J. Luehrsen and wife, Saralyn W. Luehrsen by deed dated May 24, 2019 from Jerry Wayne Reynolds, individually and as Executor of the Estate of Elsie Maud Reynolds, deceased of record in Instr. 20060303-0025220, 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 2013 and subsequent years.

This is **improved** property known as **119 47th Avenue, 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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.

WITNESS our hands this the **30th** day of **April, 2013.**

Paul J. Luehrsen

Saralyn W. Luehrsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Luehrsen and wife, Saralyn W. Luehrsen**, 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 30th day of April, 2013.

NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $876,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2013.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 3-7-17

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY