BILL GARRETT, Davidson County
Trans:T20130044819 DEEDWARR
Recvd: 05/30/13 08:46 3 pgs
Fees:18.00 Taxes:2079.82
20130530-0054196

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:
Brian W. Tolbert
4305A Dakota Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Financial Group, LLC
2002 Richard Jones Rd., Suite 300A
Nashville, TN 37215

MAP **p/o 91-16**
GROUP
PARCEL **281**

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, **Luehrsen Construction, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brian W. Tolbert and Amanda M. Tolbert, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4305A, a Private Element, on the Declaration Establishing Dakota Village, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record in Instr. 20120910-0081780, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Luehrsen Construction, LLC by deed dated June 14, 2012 from Gary Wood, unmarried, and Ann M. Chalos, unmarried of record in Instr. 20120620-0054150, 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 **4305A 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 GRANTEES, their heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this **the 24th** day of **May, 2013.**

Luehrsen Construction, LLC

By: _____ 5.24.13

Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul J. Luehrsen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of **Luehrsen Construction, LLC**, the within named bargainor, and that he as such Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $562,113.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013