WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul J. Luehrsen	New Owner	092-13-O-270.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
337 Chamberlin Street		Trans:T20130091678 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/25/13 09:09 3 pgs
Nashville, TN 37209-4814		Fees:18.00 Taxes:499.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131025-0111244

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Don Barr as Executor for the Estate of Lucille H. Allen, Deceased, Charles Don Barr and Sherry Kay Edmondson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul J. Luehrsen and wife, Saralyn W. Luehrsen**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 6, Block 27, on the Map of Subdivision of Plummer Place and part of Blocks No's. 3, 8,13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, Page 39, said Register's Office, reference to which is hereby made for a more complete description.

Said Lot No. 6 fronts 50 feet on the westerly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back 155 feet, more or less, on the northerly line, and 156 1/2 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Harry B. Allen and wife, Lucille H. Allen by Deed from Oakmont Development Company, a Tennessee Corporation, dated 07/22/1958 and filed for record on 07/24/1958 in Book 2797, Page 555, Register's Office for Davidson County, Tennessee.

The said Harry B. Allen died on 10/2/2004 Lucille H. Allen as the sole surviving tenant by the entirety.

The said Lucille H. Allen died on 4/19/2013 leaving a Last Will and Testament in which she devised said property to Charles Don Barr and Sherry Kay Edmondson. the original of said Last Will and Testament is of record on the probate Court Clerks Office for Davidson County, Tennessee Docket No. 13 P-1444.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.(6) All Matters as set forth per plat Book 161, Page 39, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 337 Chamberlin Street, Nashville, TN 37209-4814
(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/or 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/or 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 23rd day of October, 2013.

Charles Don Barr Executor
Charles Don Barr
Executor of the Estate of Lucille H. Allen, deceased

Charles Don Barr Beneficiary
Charles Don Barr
Beneficiary

Sherry Kay Edmondson Beneficiary
Sherry Kay Edmondson
Beneficiary

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Don Barr, the Executor for the estate of Lucille H. Allen, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2013.

Tracey Trumphour
Notary Public
My commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Don Barr, a Beneficiary for the estate of Lucille H. Allen, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2013.

Tracey Trumphour
Notary Public
My commission Expires: 8.14.17

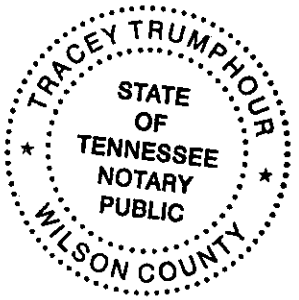
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Kay Edmondson, a Beneficiary for the estate of Lucille H. Allen, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2013.

Notary Public
My commission Expires: 8.14.17



RETURN TO:
Watauga Title Company, Inc
155 Franklin Road, Suite 120
Brentwood, TN 37027