BILL GARRETT, Davidson County
Trans:T20140004513 DEEDWARR
Recvd: 01/21/14 14:05 3 pgs
Fees:18.00 Taxes:2405.00
20140121-0005602

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

ADDRESS NEW OWNER:
Paul J. Luehrsen
5200 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **1033**
GROUP
PARCEL **60.00**

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 **Paul J. Luehrsen and Saralyn W. Luehrsen, 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 the easterly 50 feet of the southerly 150 feet of Block No. 20 on the Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Co.'s First Addition to Nashville of record in Book 421, page 18, Register's Office, Davidson County, Tennessee, described as follows, to wit:

Beginning at the northwest corner of Idaho Avenue, formerly Fifth Street and 52nd Avenue North, formerly 11th Street; thence with the northerly margin of Idaho Avenue westwardly 50 feet, thence northwardly and parallel with 52nd Avenue North, 150 feet; thence eastwardly and parallel with Idaho Avenue 50 feet to the westerly margin of 52nd Avenue North; thence with the westerly margin of said Avenue, southwardly 150 feet to the beginning.

Being the same property conveyed to Luehrsen Construction, LLC by deed September 26, 2012 from Kristopher E. Koller, unmarried of record in Instrument no. 20121002-0089833, 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 2014 and subsequent years.

This is **improved** property known as **5200 Idaho 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, 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 21st day of **January, 2014.**

Luehrsen Construction, LLC

By: _____
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 authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of January, 2014.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

AFFIANT

Subscribed and swern to before me on this 21st day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 10/23/17

