BILL GARRETT, Davidson County
Trans:T20140031168 DEEDWARR
Recvd: 05/06/14 12:34 3 pgs
Fees:18.00 Taxes:2359.85
20140506-0038526

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Daniel W. Grecco
4101 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP 91-16
GROUP
PARCEL 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, 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 **Daniel W. Grecco, unmarried**, hereinafter called the GRANTEE, his 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 east 74 feet front and 67.4 feet rear of Lot No. 8 on the Map of Charlotte Ave. Church Addition to West Nashville, of record in Book 547, page 199, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 74 feet on the south side of Dakota Avenue and runs back between lines 150 feet along the right-of-way of the West Nashville Branch of the Old N. C. &St. Louis Railroad to an alley on which it measures 67.4 feet.

Being the same property conveyed to Luehrsen Construction, LLC by deed May 29, 2012 from Mildred Cason, unmarried of record in Instrument no. 20120531-0046846, 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 **4101 Dakota 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 GRANTEE, his heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE 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 GRANTEE, his 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 **2nd** day of **May, 2014.**

Luehrsen Construction, LLC

By: _____

Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, a corporation, 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 2nd day of May, 2014.

_____
Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $637,798.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 3-6-18

File #14-8815

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.