BILL GARRETT, Davidson County
Trans:T20150041448 DEEDWARR
Recvd: 05/28/15 14:09 2 pgs
Fees:13.00 Taxes:725.20
20150528-0049281

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0571

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$220,000.00~~ 196,000.00 SR

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of May, 2015

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luehrsen Construction, LLC 308 S. 15th St. Nashville, TN 37206	New owner	08313031100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty Jean Stewart and Cecilia K. Gray and Mary S. Milliken and Janice S. Donnell, All the heirs at law of James Lee Stewart, deceased.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luehrsen Construction, LLC

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:

Being Lot No. 6 on the Map of L.T. Steven's Subdivision of Lot Nos. 110 to 114, inclusive, and 133 to 135 inclusive, of Lindsley Home Place, as of record in Book 547, Page 101, Register's Office for Davidson County.

Being the same property conveyed to James Lee Stewart and wife, Mary Stewart, by Warranty Deed from John Nolen Beard and wife, Marie Beard, dated 04-10-1963 and recorded 04-10-1963 in Instrument No. Book 3533, Page 141, Register's Office for Davidson County, Tennessee. The said James Lee Stewart having since died, interstate, on May 19, 2014, being predeceased by Mary Stewart, subject property vesting in the heirs-at-law of James Lee Stewart.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 308 S. 15th St., Nashville, TN 37206.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of May, 2015.

Betty Jean Stewart
Betty Jean Stewart

Cecilia K. Gray
Cecilia K. Gray

Mary S. Milliken
Mary S. Milliken

Janice S. Donnell
Janice S. Donnell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jean Stewart and Cecilia K. Gray and Mary S. Milliken and Janice S. Donnell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of May, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)