27441-8 return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20150058153 DEEDWARR
Recvd: 07/17/15 09:11 3 pgs
Fees:18.00 Taxes:1992.45
20150717-0069871

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

ADDRESS NEW OWNER:
Clay S. Agee
4303A Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Peoples Home Equity, Inc.
5205 Maryland Way, Suite 100
Brentwood , TN 37027

MAP 91-16
GROUP I
PARCEL 001.00co

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 **Clay S. Agee and Anna M. Agee, 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:

See Attached Exhibit "A"

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 2015 and subsequent years.

This is **improved** property known as **4303A 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 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 **15th** day of **July, 2015.**

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 15th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 10.23.17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $538,500.00.

_____
AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 9-19-16

File #15-8957

Exhibit "A"

BEING a certain townhome unit situated in Davidson County, Tennessee, and further known as Unit No. 4303A of 4303 Dakota Avenue, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 4303 Dakota Avenue, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140529-0046304, First Amendment of record in Instrument No. 20150713-0067953, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4303 Dakota Ave., shown on Exhibit "B" to the aforementioned Declaration, for a more complete identification and description of said unit.

Being a portion of the property conveyed to Luehrsen Construction, LLC by Warranty Deed from Scott A. Freeman and wife, Allison B. Freeman, dated November 16, 2012, recorded November 20, 2012, in Instrument No. 20121120-0106987, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Scott A. Freeman and Allison B. Freeman, husband and wife by Warranty Deed dated April 23, 2010, recorded May 12, 2010, of record in Instrument No. 20100512-0036550, said Register's Office.