Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Luehrsen Construction, LLC
P. O. Box 90408
Nashvile, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **91-2**
GROUP
PARCEL **312.00**

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, **Steven Allen Green, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Luehrsen Construction, LLC**, hereinafter called the GRANTEE, its successors and 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 Lot Nos. 1409 and 1411, of Block 50. on the Plan of West Nashville, as shown by plat and survey of record in Book 57, page 172-173, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 1409 and 1411 adjoin and front together 50 feet along the northerly margin of California Avenue and extend back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Steven Allen Green, married by deed from Steven Allen Green of record in Instrument no. 20010307-0021796, 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 2015 and subsequent years.

This is **improved** property known as **5504 California Ave, Nashvile, Tennessee 37209.**

BILL GARRETT, Davidson County
Trans:T20150072610 DEEDWARR
Recvd: 08/26/15 14:20 3 pgs
Fees:18.00 Taxes:640.80
20150826-0086587

*Daniella Dalla Lana, spouse of Steven Allen Green, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **25th** day of **August, 2015.**

Steven Allen Green

Daniella Dalla Lana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven Allen Green and Daniella Dalla Lana**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of August, 2015.

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 ~~$173,000.00~~ $173,190.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTOMLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY