This instrument prepared by and after recording return to:

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

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Luehrsen Construction, LLC **P.O. Box 90408** **Nashville, TN 37209**	**same as new owner**	**092-13-0-116.00**

****

That **Deborah Renee Nichols** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Luehrsen Construction, LLC** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 4, Block 20 on the Plan of Charlotte Park, 2nd Addition of record in Plat Book 57, Page 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Nichols and wife, Deborah Renee Nichols by Warranty deed from Troy Lee Slay and wife, Marie A. Slay of record in Book 10769, page 971, Register's Office for Davidson County, Tennessee, dated January 26, 1998 and recorded on January 27, 1998.

Willie Nichols died January 22, 2015 and is survived by his wife Deborah Renee Nichols.

This is improved property known as 3906 Elkins Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150080165 DEEDWARR
Recvd: 09/21/15 12:54 2 pgs
Fees:13.00 Taxes:666.00
20150921-0095712

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **16th** day of **September, 2015.**

Deborah Renee Nichols

Deborah Renee Nichols

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Deborah Renee Nichols,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **16th** day of **September, 2015.**

Cheryl M Rodgers

Notary Public

Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of TN

County of Williamson

The actual consideration or value for this property (whichever is greater) is **$180,000.00**.

Sworn to and subscribed before me this **16th** day of **September, 2015.**

M. J. Nark

Affiant

R. Francene Kavin

Notary Public

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY