WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150090181 DEEDWARR
Recvd: 10/22/15 14:04 2 pgs
Fees: 13.00 Taxes: 536.50

20151022-0107718

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luehrsen Construction, LLC	Luehrsen Construction, LLC	092-09-0-234.00
(NAME) P.O. Box 90408	(NAME) P. O. Box 90408	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deep River Development, LLC, a Tennessee limited liability company, ,** HEREINAFTER CALLED 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:

Land in Davidson County, Tennessee, being Lot 68 on the map of the subdivision of the W. R. Wilson Tract, West Nashville, as shown of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

Said Lot 68 fronts 50 feet on the westerly side of Freemont Street, now 36th Avenue North, and runs back between parallel lines 130 feet to an alley.

Being a portion of the property conveyed to Ron Calahan by Warranty Deed from Harold S. Bernard, dated December 27, 1989, of record in Book 8019, page 471, Register's Office for Davidson County, Tennessee. Also being the same property vested in Tracy Eaves by Final Decree Confirming Sale, recorded March 20, 1997, of record in Book 10386, page 645, Register's Office for Davidson County, Tennessee. Also being the same property vested in Ray Yan by Final Decree Confirming Sale, recorded October 15, 1999, of record in Book 11705, page 651, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ray Yan, dated July 1, 2014, of record in Instrument No. 20140703-0058991, Register's Office for Davidson County, Tennessee. Land in Davidson County, Tennessee, being Lot 68 on the map of the subdivision of the W. R. Wilson Tract, West Nashville, as shown of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

Said Lot 68 fronts 50 feet on the westerly side of Freemont Street, now 36th Avenue North, and runs back between parallel lines 130 feet to an alley.

Being a portion of the property conveyed to Ron Calahan by Warranty Deed from Harold S. Bernard, dated December 27, 1989, of record in Book 8019, page 471, Register's Office for Davidson County, Tennessee. Also being the same property vested in Tracy Eaves by Final Decree Confirming Sale, recorded March 20, 1997, of record in Book 10386, page 645, Register's Office for Davidson County, Tennessee. Also being the same

property vested in Ray Yan by Final Decree Confirming Sale, recorded October 15, 1999, of record in Book 11705, page 651, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ray Yan, dated July 1, 2014, of record in Instrument No. 20140703-0058991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, and Rights of way of Freemont Street now 36th Avenue North and an alley, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 0 36th Avenue N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this document was executed this 19th day of October, 2015.

Deep River Development, LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Deep River Development, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of October, 2015.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017