BILL GARRETT, Davidson County
Trans:T20160027487 DEEDWARR
Recvd: 04/05/16 11:07 3 pgs
Fees:18.00 Taxes:2127.50
20160405-0032435

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

ADDRESS NEW OWNER:
Christopher Rathermel
352 Chamberlin Street
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgage

MORTGAGEE:
Shelter Lending Services, LLC
4400 W. Brown Deer Rd. Ste E
Brown Deer, WI 53209

MAP 92-13
GROUP
PARCEL 304.00

# 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 **Christopher Rathermel and Jamie Rathermel, 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:

Land in Davidson County, Tennessee, being the southerly 70 feet of Lots Nos. 6 & 7 of Block No. 23 on the Map of the subdivision of Plummer Place, as shown by plat and survey of record in Book 161, page 39, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said part of Lots Nos. 6 & 7 fronts 70 feet on the easterly side of Chamberlin Avenue, formerly 38th Avenue North, and runs back between parallel lines with the northerly margin of an alley, 100 feet to the westerly line of Lot No. 5.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Calvin G. Dunnavant and wife, Mattie A. Dunnavant of record in Instrument no. 20141222-0116685, 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 2016 and subsequent years.

This is **improved** property known as **352 Chamberlin Street, 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 **31st** day of **March, 2016.**

**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 31st day of March, 2016.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

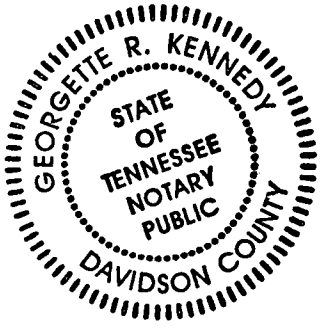
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $575,000.00.

Lynn J Babcock
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2016.

Georgette R Kennedy
NOTARY PUBLIC




My Commission Expires: 03-07-17

File #16-9047