BILL GARRETT, Davidson County
Trans:T20160062223 DEEDWARR
Recvd: 07/20/16 08:59 2 pgs
Fees:13.00 Taxes:1017.50
20160720-0074558

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

ADDRESS NEW OWNER:
Stephen Daves
5107 Idaho Ave
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____
_____
_____, _____ _____

MAP **92-13**
GROUP
PARCEL **367.00**

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, **Luehrsen Construction, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen Daves**, hereinafter called the GRANTEE, his 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 Lot No. 101 on the Map of Hortense Place, of record in Plat Book 161, page 167, Register's Office, Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Luehrsen Construction, LLC by deed October 4, 2012 from Bank of Tennessee of record in Inst No. 20121008-0091757, 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 **unimproved** property known as **3310 Nevada Ave., 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 GRANTEE, his heirs and assigns, ,

forever, and, Grantor does covenant with the said GRANTEE 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 GRANTEE, his 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 **18th** day of **July, 2016.**

Luehrsen Construction, LLC

By: _____

Paul Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul 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 18th day of July, 2016.

_____
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 $275,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 18th day of July, 2016.

_____
NOTARY PUBLIC

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-6-18

File #16-9081