Bill Garrett Davidson County
Batch# 132130 DEEDWARR
08/23/2018 08:19:07 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20180823-0083455

mail 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:
Jeff Estepp, LLC
1211 51st Ave N.
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP	**91-2**
GROUP	**611.00 &**
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, **Luehrsen Construction, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeff Estepp, LLC**, hereinafter called the GRANTEE, its successors 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. 1409 & 1411 in the Block 50 on Plan No 2 of West Nashville, as shown by Plat of record in Book 57, page 172, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Luehrsen Construction, LLC by Quitclaim Deed from Luehrsen Construction, LLC, of record in Inst No. 20151006-0101466 and Inst No. 20151006-0101467, Register's Office for Davidson County, Tennessee.; having been the same property conveyed to Luehrsen Construction, LLC by deed of record in Inst. No. 20150826-0086587, said Register's Office, 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 2018 and subsequent years.

This is **unimproved** property known as **5504 A & B California 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, its successors 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, 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 my hand this the **20th** day of **August, 2018.**

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 20th day of August, 2018.

_____
Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $282,500.00.

_____
AFFIANT

Subscribed and sworn to before me on this 20th day of August, 2018.

_____
NOTARY PUBLIC

My Commission Expires: ~~7/26/21~~ 9.7.2020

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: SEPTEMBER 7, 2020