Karen Johnson Davidson County
Batch# 244658 DEEDWARR
06/18/2019 08:54:03 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190618-0058387

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

ADDRESS NEW OWNER:
Regal Homes Company, a Tennessee Corpoation
290 Ed Harris Rd
Ashland City, TN 37075

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**092-9**
GROUP	**4U**
PARCEL	**02.00co**

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 **Regal Homes Company, a Tennessee Corpoation**, 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:

SEE ATTACHED EXHIBIT 'A'

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 2019 and subsequent years.

This is **improved** property known as **439 36th Ave N, 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 10th day of **June, 2019.**

Luehrsen Construction, LLC

By: _____

Paul Luehrsen, Chief Manager

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~WILLIAMSON~~ Vilas

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 10th day of June, 2019.

ANDREW M. BEN NOTARY PUBLIC STATE OF WISCONSIN

_____
NOTARY PUBLIC

My Commission Expires: 10/8/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$275,000.00~~ $245,000.00

_____
AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9.7.20

File # 19-9338

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

Exhibit "A"

Land in Davidson County, Tennessee, being designated as Unit Nos. 437 and 439 on the Plan of 36TH AVENUE NORTH, a TOWNHOUSE PLANNED UNIT DEVELOPMENT with a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing 36TH AVENUE NORTH, a TOWNHOUSE PLANNED UNIT DEVELOPMENT with a Horizontal Property Regime with Private Elements, of record in Instrument no. 20170109-0002176, Register's Office, Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration. to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Luehrsen Construction, LLC by Warranty Deed dated October 19, 2015 from Deep River Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20151022-0107718, Register's Office, Davidson County, Tennessee.