Davidson County DEEDWARR
Recvd: 04/28/04 14:09 2pgs
Fees:13.00 Taxes:303.77

20040428-0048248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/10/07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. ~~Vaughn~~ Vaughan	Primary Residential Mortgage, Inc.	83-3-139.00
(NAME)	(NAME)	
2111 Carter Avenue	4750 W. Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Salt Lake City, UT 84116	
(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, WE,

COORDINATION PLUS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL L. ~~XXXXXX~~ Vaughan, UNMARRIED,

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 No. 22, on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot 58 and part of Lot 59, Brownville, as of record in Book 547, page 137, Register's Office for said County, described as follows:
Said Lot No. 22 fronts 50 feet on the northerly side of Carter Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 31, 2002 from Gregory B. Pitts and wife, Virginia N. Pitts of record in Instrument No. 20021231-0162788, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2111 Carter Avenue, Nashville, TN 37206

(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.

Witness our hands this 26th day of April, 2004.

Coordination Plus, LLC
By: Virginia N. Pitts, member

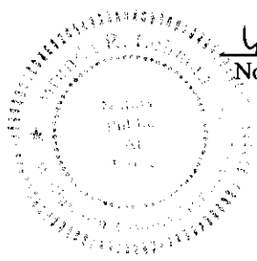
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Virginia N. Pitts with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the member of **COORDINATION PLUS, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **COORDINATION PLUS, LLC** by him/herself as member.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of April, 2004

Commission expires: 3/10/07



Brenda L Bekman
Notary Public