WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE My Commission Exp. Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., File No. 2005-0330, 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barton E. Ambrose Sr.	Barton E. Ambrose Sr.	Parcels 14 & 15Tax Parcel 1906209001400
(NAME) 3702 Brush Hill Rd.	(NAME) Same as new	
(ADDRESS) Nashville TN 37216	(ADDRESS) owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/03/05 14:27 2 pgs
Fees:13.00 Taxes:921.30

20050603-0063519

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, **Ron E. Limb, unmarried and Coordination Plus, LLC, a limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barton E. Ambrose Sr., and wife, Kimberley R. Ambrose**, 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:

Being certain tracts of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

TRACT ONE:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 24, 25, 26 and part of an unnumbered tract east of Lot No. 24 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, partly described according to a survey made by Z. J. Wilkinson, Surveyor, September 21, 1955, as follows:

Beginning on the easterly margin of Brush Hill Road at the southwest corner of the property conveyed to Arthur E. Wilson and wife, by deed from Zack R. Cheek, etal, of record in Book 2646, page 474, said Register's Office, thence with said Wilson's southern boundary line, north 61 degrees 05 minutes east 417.4 feet; thence south 31 degrees west 293 feet to a point in the northern boundary line of the property conveyed to Arthur C. Wells and wife by deed from Julia M. Kemp of record in Book 2484, page 523, said Register's Office; thence with said Wells' northern boundary line, south 67 degrees 30 minutes west 176.6 feet to the easterly margin of Brush Hill Road; thence with the same north 24 degrees 15 minutes west 125 feet to the beginning.

TRACT TWO:

Land in the 15th Civil District of Davidson County, Tennessee, being parts of Lots 24, 25 and 26 and also part of an undivided tract lying east of Lot 24, on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and as described according to a survey by Z. J. Wilkinson, Surveyor, November 1, 1955, as follows:

Beginning at a point in the easterly margin of Brush Hill Road, said point being 341.7 feet northerly from the southwest corner of Lot 26 on said plan; thence with the margin of said road, north 24 degrees 15 minutes west 14.3 feet to an iron pin; thence continuing with said margin of said road north 7 degrees 30 minutes west 65.4 feet to a point; thence continuing with said road north 60 degrees 45 minutes east a distance of 64.3 feet to a point; thence leaving said road north 69 degrees 30 minutes east a distance of 328 feet to an iron fence post; thence south 21 degrees 15 minutes east a distance of 87.45 feet to an iron pin; thence south 61 degrees 05 minutes west 417.4 feet to the point of beginning.

Being the same property conveyed to Ron E. Limb, unmarried and Coordination Plus, LLC, a Tennessee limited liability company by warranty deed of Elizabeth R. Dimeola, an unmarried woman , of record in Instrument Number 20041228-0153108, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1)Sewer easement of record in Book 4097, page 225, Register's Office of Davidson County, Tennessee; (2) Subject to all matters appearing of record in in Book 547, page 62, Register's Office of Davidson County, Tennessee; (3) 2005 Taxes have been prorated with Grantee assuming payment thereof when said taxes become due and payable.

unimproved ☐

This is improved ☒ property, known as 3702 Brush Hill Road, Nashville, TN 37216

(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 1st day of June, 2005.

Ron E. Limb

Virginia N. Pitts, Chief Manager of Coordination Plus, LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Ron E. Limb, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1st day of June, 2005.

Commission expires: 1-25-06

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Virginia N. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within named bargainor, a LLC, and that Virginia N. Pitts, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Chief Manager of said LLC.

Witness my hand and official seal at Franklin, Tennessee this 1st day of June, 2005.

Commission expires: 1-25-06

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

Notary Public