(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 11:17 2 pgs
Fees:13.00 Taxes:233.10
20060912-0112769

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus, LLC	Same as New owner	Map & Parcel 059.00-0-103.01
(NAME) P.O. Box 160591	(NAME)	
(ADDRESS) Nashville TN 37216	(ADDRESS)	MST File No. 2006-0692
(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, American Consulting Corporation, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coordination Plus, LLC, a Tennessee limited liability company, as to a one-half undivided interest and Spencer Lewis, and wife, Myra Lewis, as to a one-half undivided interest, 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:

Described property located in the 12th Civil District of Davidson County, Tennessee, to wit:

Starting at a point in the center of New Ewing Road (now known as Ewing Drive), said point being the Northwest corner of a tract of land conveyed by deed to D.E. Rawls as of record in Book 879, page 262, said Register's Office, thence with Rawls West line South 7 degrees 30 minutes West 25 feet to an iron pin, the same being in the southerly margin of New Ewing Road right-of-way and the point of beginning of the hereinafter described tract and land, and running thence with the westerly line of the D.E. Rawls' property (now Prater Messick) South 7 degrees 30 minutes West 275 feet to an iron pin; thence North 88 degrees 22 minutes West 98.7 feet to an iron pin in J.B. Neely's east property line; thence with said J.B. Neely's property line North 7 degrees 30 minutes East 282.1 feet to an iron pin in the Southerly margin of New Ewing Road right-of-way, thence with same South 84 degrees 45 minutes East 100 feet to the joint beginning.

Being the same property conveyed to American Consulting Corporation by Substitute Trustee's Deed of record in Instrument No. 20060821-0102841, said Register's Office.

Subject to all matters appearing of public record.

unimproved ☐

This is improved ☒ property, known as 612 Ewing Drive, Nashville, TN 37207

(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 my hand this 8th day of September, 2006.

American Consulting Corporation

By: Dale Hire, Pres.

Dale Hire, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dale Hire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of American Consulting Corporation. the within named bargainor, a corporation, and that Dale Hire, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of said corporation

Witness my hand and official seal at Franklin, Tennessee this 8th day of September, 2006.

Commission expires: 1-10-10

Notary Public

