(2)

WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: June 14, 2008.

(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	owner	043-11-0-154.00
(NAME)	(NAME)	
PO Box 160591		
(ADDRESS)	(ADDRESS)	MST 2007-0025
Nashville, TN 37216-		
(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, Jonathan Mahan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coordination Plus, LLC and Joel McKellar and Jane McKellar, 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 13 of the Revised Plan of Myatt-Egan Subdivision of Lots 2 and 3 of the Anderson Estates, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan D. Mahan by warranty deed of Hermitage Church of the Nazarene, Inc. of record in Instrument No. 20060509-0054139, said Register's Office.

Subject to: 2007 County taxes constitute a lien against said property but are not yet due and payable. Grantee assumes payment thereof having been paid the Grantors prorata portion thereof. All matters appearing of record in Plat Book 1424, page 150, said Register's Office.

This is not now nor has it ever been the Grantor's primary residence.

unimproved ☒

This is improved ☐ property, known as 123 Myatt Drive, Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 01/31/07 11:17 2 pgs
Fees:13.00 Taxes:192.40
20070131-0012786

Witness my hand this 29th day of January, 2007.

Billy Moon Atty. in Fact for Jonathan D. Mahan

Billy Moon, Attorney in Fact for Jonathan D. Mahan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Billy Moon, Attorney-in-Fact, for Jonathan D. Mahan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jonathan D. Mahan, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20070131-0012785, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 29th day of January, 2007.

Commission expires: June 14, 2008

Yvette Lyn Meldrum Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008