WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/07 08:46 2 pg
Fees:13.00 Taxes:447.96
20070404-0040153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,070.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/29/2010
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Keifel Agostini	Churchill Mortgage Corp.	Map 59.00 Parcel 103.01
(NAME)	(NAME)	
612 Ewing Drive	761 Old Hickory Blvd., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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, 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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keifel Agostini and Victoria Raschke, 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, dated 08/17/06 and

Being the same property 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 by warranty deed of American Consulting Corporation, a Tennessee corporation, of record in Instrument No. 20060912-0112769, said Register's Office, dated 09/08/06.

Subject to: 2007 Taxes constitute a lien against said property, but are not yet due and payable. Taxes have been prorated with Grantee assuming payment thereof when same become due and payable; Easement for New Ewing Road (now known as Ewing Drive), which lies on and across subject property; All matters appearing on the survey conducted by Richard E. Omahundro, Surveyor, dated 04/19/60. Restrictions of record in Book 3645, page 497, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 612 Ewing Dr., 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 our hands this 29th day of March, 2007.

Spencer W. Lewis

Myra L. Lewis

Coordination Plus, LLC

By: Virginia N. Pitts

Coordination Plus, LLC

Chief Mgr

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 limited liability company, 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 limited liability company by herself as Chief Manager of said limited liability company.

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

Commission expires: 6-14-08

Notary Public

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

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public, in and for said State and County, personally appeared Spencer Lewis and wife, Myra Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they to be the within named bargainors and that they executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 6·14·08

Notary Public

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