WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

CLINTON E. SMITH
STATE OF TENNSEESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	New owner	73-05-0 21
(NAME)	(NAME)	
P.O. Box 160591 (ADDRESS)	(ADDRESS)	
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, Julie L. Kaczor, unmarried, 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, 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. 242 on the Map of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julie L. Kaczor, by Warranty Deed dated September 20, 2002, from Stan M. Bumpus and wife, Donna Citty Bumpus, of record in Instrument No. 20020923-0116108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2225 Fernwood Drive, 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.

Davidson County DEEDWARR
Recvd: 04/23/07 13:25 2 pgs
Fees:13.00 Taxes:445.48

20070423-0048016

Witness my hand this 20th day of April, 2007.

Julie L. Kaczor by Carolyn Adcock attorney in fact

Julie L. Kaczor by Carolyn Adcock, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Julie L. Kaczor and who acknowledged that she executed the same as the free act and deed of the said Julie L. Kaczor, through Power of Attorney granted she by the said Julie L. Kaczor.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

Commission expires:

LaTesco McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

La Tesco McAdoo

Notary Public