WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$76,500.00.**

Affiant Jay N. Crouch

Subscribed and sworn to before me this 20th day of August, 2007

Notary Public
My Commission expires: 6/14/08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew M. Koerlin	SAME	051-12-0-089.00
PO Box 160591		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **360 Blue Grass Ave. Trust, First Jordan, LLC, as Trustee, and Tn Homebuyers, Inc., as Beneficiary**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew M. Koerlin and wife, Puamana C. Koerlin and Coordination Plus, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the plan of Andrew Jackson Addition to Montague Park, of record in Book 547, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 360 Blue Grass Ave. Trust, First Jordan, LLC, as Trustee, and Tn Homebuyers, Inc., as Beneficiary by deed from Sally M. Child, on August 20, 2007, of record in Instrument Number 20070822-0100319, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 547, pages 83 & 84, Register's Office for Davidson County, Tennessee

This is improved property known as: **360 Blue Grass Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 20, 2007.

360 Blue Grass Ave. Trust, First Jordan, LLC, as Trustee, and Tn Homebuyers, Inc., as Beneficiary

By Dan Lain

Davidson County DEEDWARR
Recvd: 08/22/07 12:32 3 pgs
Fees:18.00 Taxes:283.05
20070822-0100414

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

On this 20th day of August, 2007, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of 360 Blue Grass Ave. Trust, First Jordan, LLC as trustee, and President of TN Homebuyers, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/29/09

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette L. Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal at office on this the 18th day of August, 2007

Notary's Signature

My Commission Expires: 1/4/11
Notary's Seal (If on paper)

