**Return to: Box 10-B
Cohen & Cohen

SPECIAL WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Deborah E. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 2007

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3780

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus, LLC and David Vernich	Coordination Plus, LLC	060-02-0 172.00
(NAME) XXXXXXXXXXXXX 3028 Creekwood Dr P. O. Box 160591	(NAME) P. O. Box 160591	
(ADDRESS)	(ADDRESS)	
~~Nashville TN 37207~~ Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Coordination Plus, LLC, a Tennessee * limited liability company and David Vernich, married

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 158 on the plan of Parkwood Estates, Section 1, as of record in Book 290, Page 119, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deborah E. Briley by Warranty Deed from Michael K. Neal dated April 15, 2005 and recorded May 12, 2005 in Instrument Number 20050512-0053806, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated May 24th 2007, recorded June 22nd, 2007, in Instrument No. 20070622-0074692, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

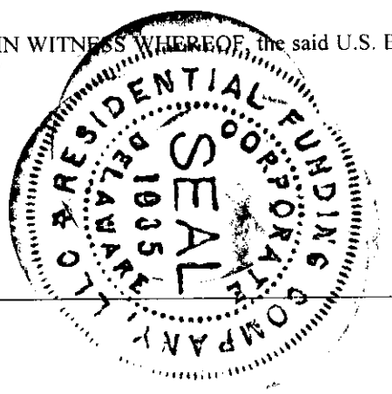
unimproved ☐
This is improved ☒ property, known as 3028 Creekwood Dr (House Number, (Street)) Nashville (City or Town) 37207 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Coordination Plus, LLC, and his/her/their assigns, forever.

Said U.S. Bank National Association., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 12/26/07 13:38 2 pgs
Fees:13.00 Taxes:259.00
20071226-0147243

IN WITNESS WHEREOF, the said U.S. Bank National Association., has executed this deed this 13th day of December, 2007



U.S. Bank National Association by Residential Funding Company, L.L.C. f/k/a Residential Funding Corporation as attorney in Fact

By Jeannette Berkshire

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeannette Berkshire, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company, L.L.C. f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association., the within named bargainor, and that he/she as such VP being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument number 200609010108523, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of December, 2007

Jamey D. Davis
Notary Public

My Commission expires: 10-9-2011

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT3780