Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,500.00**
Davidson County DEEDWARR Recvd: 02/13/08 11:23 2 pgs Fees:13.00 Taxes:227.55 20080213-0014497 DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF **FEBRUARY, 2008** Notary Public MY COMMISSION EXPIRES: **AUGUST 23, 2011** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN ARNETT, ET AL	**SAME**	**119-05-0-314.00**
(NAME) **2015 HUTTON DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN ARNETT AND JASON DODGE**, AS TENANTS IN COMMON, 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. 156, on the Plan of the Subdivision of Lots 3 & 4 and parts of Lots 5 & 6 of the Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated December 31, 2002 from Due West Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20030102-0000293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **103 LUTIE STREET, NASHVILLE, TN 37210**
(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 my hand this 12th day of February, 2008.

COORDINATION PLUS, LLC

Virginia Pitts, ca

BY: VIRGINIA PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA 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 Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC,** by herself as such Chief Manager.

Witness my hand and official seal at office this 12th day of February, 2008.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**