WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/08 13:43 2 pgs
Fees:13.00 Taxes:266.40
20080826-0087678

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 14, 2009

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Ruth B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 25TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 2008.~~ 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus, LLC, a Tennessee limited liability company	New Owner	061-100 / 085.00
PO Box (NAME) 160591 ~~805 Virginia Avenue~~	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **WBH, LLC**, 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:

Being Lot No. 5 in W.C. Hagan's Re-Subdivision of Lots 59,60,109 and 110 of Maplewood Heights, as shown of record in Plat Book 974, Page 51, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve DeSoto, a married man, by Deed from Carrie L. Helfrich, unmarried, filed for record 05/27/08 as Instrument No. 20080527-0053775, Register's Office for Davidson County, Tennessee, and being further conveyed to WBH, LLC by Quitclaim Deed from Steve DeSoto, a married man, filed for record 06/03/08 as Instrument No. 20080603-0056209, said register's office.

Subject to all matters as shown on plat of record in Plat Book 974, Page 51, Register's Office of Davidson County, Tennessee.

Subject to a Sewer and Drainage Easement in favor of Metropolitan Nashville Davidson County as shown of record in Book 4269, Page 166, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 805 Virginia Avenue, 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.

Witness my hand this 25th day of August, 2008.

WBH, LLC

By: Steven Anthony DeSoto, member
Steven Anthony DeSoto, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Steven Anthony DeSoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of WBH, LLC the within named bargainor, a limited liability company, and that such Steven Anthony DeSoto executed the foregoing instrument for the purpose therein contained, by personally signing the name of WBH, LLC as Member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of August, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SD