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

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,100.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 2008

Lee A. Cohen
Notary Public

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

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

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

RT7402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus LLC and James Speed Thomas	Coordination Plus, LLC and James Speed Thomas	043060073.00 /
(NAME) ~~634-636 Anderson Lane~~	(NAME) P. O. Box 160591	
(ADDRESS) P. O. Box 160591	(ADDRESS) Nashville, TN 37216	
~~Madison TN 37115~~ Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/01/08 16:03 2 pgs
Fees:13.00 Taxes:300.07
20081001-0099913

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, Aurora Loan Services, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Coordination Plus LLC and James Speed Thomas,

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:

This is the property known as 634 and 636 Anderson Lane, Madison, Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.117 on the plan of Madison Park, Section 2, as of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Troy L. Richeal, by Warranty Deed from G.W. Hire and wife, Lula Mae Hire, dated September 14, 2005, recorded September 16, 2005, of record in Instrument Number 200509160111582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aurora Loan Services, by Trustee's Deed from Greg Ivester, Co-Trustee, dated July 7, 2008, recorded July 10, 2007, of record in Instrument Number 200807100070689, 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 ☒ property, known as 634-636 Anderson Lane Madison 37115
improved
(House Number, (Street) (City or Town) (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 James Speed Thomas, and his/her/their assigns, forever.

Said Aurora Loan Services., 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.

IN WITNESS WHEREOF, the said Aurora Loan Services., has executed this deed this September 16, 2008

Aurora Loan Services

By Scott P. Keeter

Scott [illegible] Vice President

STATE OF Colorado

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott Keeter, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Vice President respectively of the Aurora Loan Services, the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this September 16, 2008

Commission expires: 1/23/2012

ODETA KAPATAYES
Notary Public
State of Colorado

Odeta Kapatayes
Notary Public

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Nashville, TN 37216

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