WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/09 13:47 2 pgs
Fees:12.00 Taxes:0.00
20090630-0060875

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of June, 2009

Elizabeth Maison
Notary Public
My Commission expires: 4-15-12
(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:
Britt Grimsley	SAME	072-03-0-105.00
P. O. Box 1833		
Mt. Juliet, TN 37122		

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, **Crystal Ballard, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Coordination Plus, LLC, a Tennessee Limited Liability Company, a twenty-five percent (25%) undivided interest and Britt Grimsley and wife, Jennifer Grimsley, a seventy-five percent (75%) undivided interest,** its' successors and their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly one-half of Lot No.180 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, beginning at a point in the northerly margin of McChesney Avenue, said point being the southwest corner of Lot No. 179 as shown on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee; thence running along the westerly margin of McChesney Avenue, a distance of 50 feet; thence running back between parallel lines 205 feet to a dead line in the rear, which measures 50 feet.

Being the same property conveyed to Crystal Ballard, a single person, by deed from Jimmy Kleinert, Sr. and wife, Audrey A. Kleinert, on November 21, 2006, of record in Instrument Number 20061122-0145129, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-003-0-105.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1116 McChesney Avenue, Nashville, TN 37216**

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 June 19, 2009.

Crystal Ballard
Crystal Ballard

BK/PG:1360/1814-1815
09399644

2 PGS : DEED	
JACQUE DILLARD 170241 - 09399644	
06/29/2009 - 01:55 PM	
VALUE	50000.00
MORTGAGE TAX	0.00
TRANSFER TAX	185.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	198.00

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Crystal Ballard,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 19, 2009

My commission expires 8/12/12

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 04-15-12