STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

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

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
DORRIS HARRIS	Franklin American Mtg	**148-16-0-024.00**
(NAME) **815 IRMA DRIVE**	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Franklin, TN 37067	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DORRIS HARRIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 223, on the Plan of Debra Heights, Section II, as of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, a one-half undivided interest and Patrick L. Mickler and wife, Lois J. Mickler, a one-half undivided interest by deed dated June 4, 2009 from Albert Bradley Denny and wife, Cynthia L. Denny, by deed dated June 4, 2009 of record in Instrument #20090605-0052158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 3700, page 39, restrictive covenants of record in Book 3949, page 404, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **815 IRMA DRIVE, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20090082871 DEEDWARR
Recvd: 12/08/09 10:25 2 pgs
Fees: 13.00 Taxes: 406.63
20091208-0112171

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 our hands this 25th day of November, 2009.

COORDINATION PLUS, LLC

Virginia Pitts, cm

By: Virginia N. Pitts, Chief Manager

Patrick L. Mickler by Virginia Pitts

PATRICK L. MICKLER
By: Virginia N. Pitts, Attorney in Fact for Patrick L. Mickler.

Lois J. Mickler by Virginia Pitts

LOIS J. MICKLER
By: Virginia N. Pitts, Attorney in Fact for Lois J. Mickler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA N. 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 25th day of November, 2009.

Deborah J. Cohen
Notary Public

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2009, before me personally appeared Virginia N. Pitts, Attorney-in-Fact for Patrick L. Mickler and Lois J. Mickler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patrick L. Mickler and Lois J. Mickler, and who acknowledged that she executed the same as the free act and deed of Patrick L. Mickler and Lois J. Mickler.

Witness my hand and official seal at office this 25th day of November, 2009.

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

Deborah J. Cohen
Notary Public

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