BILL GARRETT, Davidson County
Trans:T20100009616 DEEDWARR
Recvd: 02/18/10 08:52 2 pgs
Fees:13.00 Taxes:591.63
20100218-0012227

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(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
DANIEL J. HUDGINS	DANIEL J. HUDGINS	**072-03-0-105.00**
(NAME) **1116 MCCHESNEY AVENUE**	(NAME) 1116 McCHESNEY AVE.	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) NASHVILLE, TN 37216	
(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 BRITT GRIMSLEY AND WIFE, JENNIFER GRIMSLEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. HUDGINS, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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 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 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 from Crystal Ballard, a single person, by deed dated June 19, 2009 of record as Instrument No. 20090630-0060875, 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 332, page 101, said Register's Office, 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 **1116 MCCHESNEY 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 our hands this 12th day of February, 2010.

COORDINATION PLUS, LLC

Britt Grimsley, Agent

By: Britt Grimsley, Agent

Britt Grimsley

BRITT GRIMSLEY

JENNIFER GRIMSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BRITT GRIMSLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Agent of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC** by himself as such Agent.

Witness my hand and official seal at office this 12th day of February, 2010.

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

Deborah J. Cohen
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Britt Grimsley and Jennifer Grimsley,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of February, 2010.

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

Deborah J. Cohen
Notary Public

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