BOX 10-B

BILL GARRETT, Davidson County
Trans: T20100021249 DEEDWARR
Recvd: 04/09/10 16:15 2 pgs
Fees: 13.00 Taxes: 111.00

20100409-0027083

LEE A. 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 $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: August 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
COORDINATION PLUS, LLC	**SAME**	**043-13-0-136.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, NANCY STEWART SUTTON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, LLC, 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:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the center of the New Larkin Spring Road, or Old Hickory Boulevard, at a point South 81 ½ degrees West 85 feet from B. I. Bixler's northwest corner, thence South 8 ½ degrees 330 feet to a stake in Fitch's northerly line; thence South 81 ½ degrees West 70 feet to a stake; thence North 8 ½ degrees West 330 feet to the center of said Old Hickory Boulevard; thence with the center of said Boulevard North 81 ½ degrees East 70 feet to the beginning.

Being the same property conveyed to Nancy Stewart Sutton from John R. Reynolds, Substitute Trustee by deed dated December 30, 2009 of record in Instrument No. 20091231-0118932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5120, page 281, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **518 E. OLD HICKORY BLVD., MADISON, TN 37115**
(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 9th day of April, 2010.

Nancy Stewart Sutton

NANCY STEWART SUTTON

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 **Nancy Stewart Sutton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of April, 2010.

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

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

Lee A. Cohen

Notary Public