BILL GARRETT, Davidson County
Trans: T20100075930 DEEDWARR
Recvd: 12/02/10 11:05 2 pgs
Fees: 13.00 Taxes: 358.90
20101202-0095883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

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
KAREN L. WATTS	PLATINUM MORTGAGE INC.	072-06-0-088.00
(NAME)	(NAME)	
1003 ELVIRA AVENUE	103 SPENRYN DR., STE. B	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	MADISON, AL 35758	
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN L. WATTS, ~~UN~~MARRIED,** 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 part of Lot J on the corrected Plat of E. J. Childers Subdivision of the O. H. Ambrose Trace, of record in Plat Book 332, page 134, Register's Office for Davidson County, Tennessee, and being part of Lot 11 on the E. J. Childers Subdivision of the Ambrose Tract of record in Plat Book 57, page 144, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Elvira Avenue, 50 feet east of the easterly margin of Anderson Place; thence easterly 50 feet along said margin to a point, being the common corners of Lots J and K; thence northerly with the line between said lots, 150 feet to a point; thence westerly 50 feet to a point 50 feet east of Anderson Place; thence southerly 150 feet to the point of beginning.

Being the same property conveyed to Coordination Pluss, LLC (correctly known as Coordination Plus, LLC) by Trustee's Deed from Matthew Smith as Co-Trustee, dated August 7, 2007, recorded on the 5th day of October, 2007 in Instrument No. 20071005-0118748, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the Plan of record in Plat Book 332, page 134 and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1003 ELVIRA 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 my hand this 19th day of November, 2010.

COORDINATION PLUS, LLC

BY: VIRGINIA N. PITTS, CHIEF MANAGER

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 19th day of November, 2010.

Notary Public

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

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