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 $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/25/2015

(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
AMANDA DUNHAM	First Community Mtg	**094-01-0-244.00**
(NAME) **902 S. 13TH STREET**	(NAME) 275 Robert Rose Dr	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Murfreesboro, TN 37129	
(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, HEATHER HEATH AND COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA DUNHAM,** 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. 23 on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, 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 Heather Heath and Coordination Plus, LLC, a Tennessee limited liability company, as tenants in common, from Aubrey Hiam by deed dated July 28, 2010 of record as Instrument No. 20100728-0059207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a street closing and any easement(s) retained in Ordinance No. 96-493, filed with the Metropolitan County Clerk's office for Davidson County, Tennessee 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 902 S. 13TH STREET, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City)

BILL GARRETT, Davidson County
Trans:T20110043424 DEEDWARR
Recvd: 07/19/11 10:42 2 pgs
Fees:13.00 Taxes:451.40
20110719-0055093

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 15th day of July, 2011.

COORDINATION PLUS, LLC

Dirk Vernich, Agent

By: David Vernich, Agent

Heather Heath by John L. Hickman atty-in-fact

HEATHER HEATH
By: John L. Hickman, Attorney in Fact for Heather Heath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Vernich,** 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 for **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 15th day of July, 2011.

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

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2011, before me personally appeared **John L. Hickman, Attorney-in-Fact for Heather Heath**, 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 Heather Heath, and who acknowledged that he executed the same as the free act and deed of Heather Heath.

Witness my hand and official seal at office this 15th day of July, 2011.

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

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**