BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120015551 DEEDWARR
Recvd: 03/02/12 12:40 2 pgs
Fees:13.00 Taxes:177.60
20120302-0018484

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Roger L. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF MARCH, 2012.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 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 |
|---|---|---|
| **ROGER L. PHILLIPS** | **SAME** | **043-10-0B-102.00 CO** |
| (NAME) **555 N. DUPONT AVE., E-105** | (NAME) | |
| (ADDRESS) **MADISON, TN 37115** | (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, **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER L. PHILLIPS**, 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 Unit No. E-102 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected in Book 5608, page 551, and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179 and 182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC from Michael Davis, as Substitute Trustee, of record as Instrument No. 20111209-0096186, dated November 18, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 5200, pages 179-182, Master Deed of record in Book 5462, page 614, corrected by Deed of Correction to Master Deed of record in Book 5608, page 551, and Addendum to Master Deed of record in Book 8014, page 416; Storm Water Detention Agreement of record in Book 6160, page 607 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **555 N. DUPONT AVE., E-102, 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 2nd day of March, 2012.

**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 2nd day of March, 2012.

Notary Public

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

