BILL GARRETT, Davidson County
Trans:T20120044000 DEEDWARR
Recvd: 06/14/12 12:23 2 pgs
Fees:13.00 Taxes:159.10

20120614-0052199

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $43,000.00 Affiant Subscribed and sworn to before me, this 13th day of June, 2012. Notary Public My commission expires: May 5, 2015

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Coordination Plus, LLC	**New Owner**	**Map\Parcel: 072-09-0-284.00**
2703 Inga Avenue	**P.O. Box 160591**	
Nashville, TN 37216	**Nashville, TN 37216**	

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 ACKNOWLEDGE, WE,

American Equity Funding, Inc., an Arkansas Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coordination Plus, 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 DAVIDSON County, Tennessee, being the south 54 feet front and the south 54.17 feet rear to Lot No. 78 on the Map of Irvington as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, said part of said Lot No. 78 fronts 54 feet on the westerly side of Inga Street and runs back between lines 218 feet, more or less, on the north line and 219.6 feet on the south line to the L&N Railroad and measures 54.17 feet thereon.

Being the same property conveyed to Lola Geraldine Boyd by deed from Charlie B. Simpson, dated May 31, 1979, of record in Book 5446, Page 859, Register's Office for Davidson County, Tennessee, being further conveyed to Jesse Boyd and Lola Geraldine Boyd, husband and wife by Quitclaim Deed, dated September 24, 2004, of record in Instrument No. 20041001-0118558, Register's Office for Davidson County, Tennessee. Said property was conveyed to Lawrence Vogan, Trustee for New Century Mortgage Corporation, of record in Instrument No. 20041001-0118559, dated September 24, 2004, who subsequently appointed Weissman, Nowack, Curry & Wilco, PC, as Successor Trustee, of record in Instrument No. 20110330-0024307. Weissman, Nowack, Curry & Wilco, PC, as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Successor Trustee's Deed to U.S. Bank N.A., in its capacity as Trustee for the Registered Holders of Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE8, Asset Backed Pass-Through Certificates, Series 2004-HE8, of record in Instrument No. 20110913-0071000, September 12, 2011, Register's Office for Davidson County, Tennessee, being further conveyed to American Equity Funding, Inc. of Arkansas by Quitclaim Deed, dated May 3, 2012, of record in Instrument No. 20120611-0050924, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 843, Page 60, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2703 Inga Avenue, Nashville, TN 37216.

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 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/our hand(s) this 13th day of June, 2012.

American Equity Funding, Inc.

By: Steve Whitlock, President

STATE OF Arkansas

COUNTY OF Sebastian

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steve Whitlock, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of American Equity Funding, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of June, 2012.

My Commission Expires: 7-01-2013

Notary Public



File #: 120557SH
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027