STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2014

(AFFIX SEAL)

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

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
COLSON SERVICES, LLC, ET AL	**c/o COORDINATION PLUS, LLC**	**083-01-0-374.00**
(NAME)	(NAME)	
1960J MADISON ST. #242	**P. O. BOX 160591**	
(ADDRESS)	(ADDRESS)	
CLARKSVILLE, TN 37043-8038	**NASHVILLE, TN 37216**	
(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, **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BIRCH CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR 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. 39 on the Map of J.B. Hancock's East End Addition, as of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot and being further described as follows: Beginning on the northerly margin of Granada, formerly Grand Avenue, at the corner of Lots Nos 38 and 39; thence with said Avenue, westwardly 50 feet to the easterly margin of an alley; thence with said alley, northerly 140 feet to a turn in said alley, continuing with said alley and in a northeasterly direction 10 feet to the southerly margin of another alley; thence with the last mentioned alley, eastwardly 40 feet to the corner of Lots Nos. 38 and 39, thence with the line between said lots, southwardly 150 feet to the beginning.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 27, 2003, from Terra Firma Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20030129-0012496, 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 57, page 133, said Register's Office, right of way for Granada Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20120048877 DEEDWARR
Recvd: 07/03/12 09:22 2 pgs
Fees:13.00 Taxes:407.00

20120703-0058254

unimproved ( )
This is improved(X) property, known as 1107 GRANADA AVENUE, NASHVILLE, TN 37206
(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 20th day of June, 2012.

GRAND CANYON PROPERTIES, 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 **GRAND CANYON PROPERTIES, 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 **GRAND CANYON PROPERTIES, LLC** by herself as such Chief Manager.

Witness my hand and official seal at office this 20th day of June, 2012.

Notary Public

My commission expires: **MAY 5, 2015**.

