BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120056753 DEEDWARR
Recvd: 08/01/12 14:56 2 pgs
Fees:13.00 Taxes:233.10
20120801-0068088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE 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
BAGGETT PROPERTIES LLC, ET AL	SAME	**072-10-0-044.00**
(NAME) **503 HODGES COURT**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37067**	(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, **I, AUBREY HIAM, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAGGETT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND 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 southerly 51.6 feet of Lots Nos. 17 and 18 and the northerly 29 feet front and 28.4 feet rear of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Home Place, as shown on plat of record in Plat Book 421, page 86, Register's Office of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, June 14, 1937, as follows:

Beginning on the westerly margin of Scott Avenue at a point 235 feet north of the northerly margin of Litton Avenue; thence with the westerly margin of Scott Avenue northwardly 80.6 feet to a point 203 feet south of the southerly margin of Keller Avenue; thence westwardly 175 feet, more or less, to the easterly line of Lot No. 16; thence with said line southwardly 80 feet to a point 229 feet north of the northerly margin of Litton Avenue; thence eastwardly 170 feet to the beginning.

Being the same property conveyed to Aubrey Hiam by Trustee's Deed dated June 5, 2012 from Wilson & Associates, PLLC, as Successor Trustee, of record as Instrument No. 20120622-0054806, said Register's Office.

The conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **2911 SCOTT AVENUE, NASHVILLE, TN 37211**
(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 1st day of August, 2012.

AUBREY HIAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aubrey Hiam**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2012.

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

Notary Public

