163,400.00

BOX 10-B	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF Jan, 2013. 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
MEGAN D. CARMEAN, ET VIR	Franklin American Mortgage Company	**072-10-0-044.00**
(NAME)	(NAME)	
2911 SCOTT AVENUE	501 Corporate Centre Drive, #400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	Franklin, TN 37067	
(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, **WE, BAGGETT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 **MEGAN D. CARMEAN AND NICHOLAS J. CARMEAN, WIFE AND HUSBAND,** 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 Baggett Properties LLC, a Tennessee Limited Liability Company, and Coordination Plus, LLC, a Tennessee Limited Liability Company, by Deed dated August 1, 2012 from Aubrey Hiam, married, of record as Instrument No. 20120801-0068088, Register's Office for Davidson County, Tennessee.

This 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.

BILL GARRETT, Davidson County
Trans:T20130009637 DEEDWARR
Recvd: 02/04/13 15:58 2 pgs
Fees:13.00 Taxes:604.58
20130204-0011580

Unimproved ( )
This is improved(X) property, known as **2911 SCOTT AVENUE, NASHVILLE, TN 37216**
(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 our hands this 31 day of Jan, 2013.

BAGGETT PROPERTIES LLC

By: Timothy Glyn Baggett, Sole Member

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 **Timothy Glyn Baggett,** 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 Sole Member of **Baggett Properties LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Baggett Properties LLC** by himself as such Sole Member.Witness my hand and official seal at office this 31st day of January, 2013.

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

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

Notary Public

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 31st day of January, 2013.

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

Notary Public

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