WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2013.

Notary Public:

MY COMMISSION EXPIRES: 9-4-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Coordination Plus, LLC	NEW OWNER	Parcel ID:
P.O. Box 160591		07206037900
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 acknowledged, we

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Coordination Plus, LLC

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 all of Lot 65 of the Resubidivison of P/O Lots 64 & 65 of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, said plat being of record in Book 8250, page 751, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following sidewalk North 84 degrees, 48 minutes, 20 seconds West 50.0 feet to a point at Lot 64; thence following the border of Lot 64 North 09 degrees, 11 minutes, 53 seconds East 172.96 feet to a point; thence along a 15 foot alley South 85 degrees, 42 minutes, 50 seconds East 50.0 feet to a square rod at a fence corner; thence South 09 degrees, 11 minutes 53 seconds West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

Being the same property conveyed to Leland D. Watts, married, by deed from National Bank of Commerce, of record in Instrument 20021115-0141698, dated November 5, 2002, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 751; and (3) Sanitary Sewer Easement of record in Book 4269, Page 160, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1115 Leland Ave., 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, 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 15th day of March, 2013.

Leland D. Watts

BILL GARRETT, Davidson County
Trans: T20130021628 DEEDWARR
Recvd: 03/18/13 09:12 2 pgs
Fees: 13.00 Taxes: 215.06

20130318-0026261

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 Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.