BILL GARRETT, Davidson County
Trans:T20130024684 DEEDWARR
Recvd: 03/27/13 10:05 2 pgs
Fees:13.00 Taxes:167.24

20130327-0029855

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-13887

WARRANTY DEED

DONALD BRYANT BARRETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Coordination Plus, LLC	Coordination Plus, LLC	
(NAME)	(NAME)	
P.O. Box 160591	P.O. Box 160591	082-07-0-211.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joe Max Moore**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Coordination Plus, LLC a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its 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. 88 on the map of Harris Addition to Edgefield as of record in Book 21, page 100 Register's office for Davidson County, Tennessee.

Said lot No. 88 fronts 50 feet on the westerly side of North Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Max Moore by deed from Jeremy Boczulak of record in Instrument No. 20111102-0085464 Register's office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 526 N 2nd Street, Nashville, TN 37207
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 22 day of March, 2013

Joe Max Moore by Jeremy Boczulak, Attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Boczulak, with whom I am personally acquainted and who proved himself to be the Attorney in Fact of Joe Max Moore, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of March, 2013.

Notary Public

My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON