BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (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
COORDINATION PLUS, LLC	**SAME**	**062-13-0-061.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CAROL ANN BEEM DOWNTON MANNCHEN, A/K/A CAROL MANNCHEN, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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 northerly one half of Lot No. 3 on the Plan of Country Club Estates, Block "G", of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said Lot No. 3 fronts 50 feet on the easterly side of McGavock Avenue and extends back between parallel lines 165 feet to the westerly line of Lot No. 37.

Being the same property conveyed to MORGAN R. MANNCHEN and wife, SANDRA L. MANNCHEN, by deed from WILLIAM CHARLES LEE and wife, LINDA FAYE LEE, of record as Book 5207, page 737, dated September 30, 1977, said Register's Office. The said Sandra L. Mannchen having since died on or about December 8, 1998, leaving the said Morgan R. Mannchen as the surviving tenant by the entireties. The said Morgan R. Mannchen having since died on or about January 28, 2011, leaving a Last Will and Testament which was filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 11P416, in which he devised the subject property to his current wife, CAROL ANN BEEM DOWNTON MANNCHEN, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20130318-0026388, said Register's Office.

This conveyance is subject to Joint Driveway Agreement of record in Book 4493, page 844, Matters shown on the Plan of record in Plat Book 843, page 95, said Register's Office, 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.

unimproved ( )
This is improved(X) property, known as **2204 MCGAVOCK PIKE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130027798 DEEDWARR
Recvd: 04/05/13 11:11 2 pgs
Fees: 13.00 Taxes: 407.00

20130405-0033793

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 5th day of APRIL, 2013.

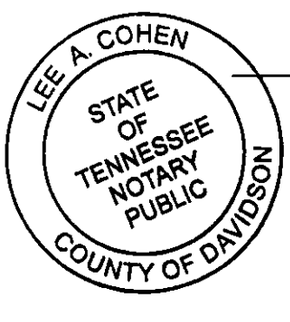
CAROL MANNCHEN

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 Carol Mannchen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2013.

My commission expires: May 5, 2015



Notary Public