BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130090720 DEEDWARR
Recvd: 10/22/13 10:57 2 pgs
Fees:13.00 Taxes:876.90
20131022-0110053

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$237,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

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
CATHERINE A. MUTFORD, TRUSTEE OF THE JACOB T. DUCATMAN TRUST	**SAME**	**147-11-0-103.00**
(NAME) **505 NORTHCREST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(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, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND JAMES P. DELONG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE A. MUTFORD, TRUSTEE OF THE JACOB T. DUCATMAN TRUST,** 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 Lot No. 452 on the plan of Whispering Hills, Section II-C, of record in Plat Book 2663, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 425 fronts 76 feet on the southerly side of Northcrest Drive and extends back 311.8 feet on the easterly line and 369.9 feet on the westerly line to a rear line, which is a broken line measuring 168 feet thereon.

Being the same property conveyed to Coordination Plus, LLC and James P. Delong by deed from First Jordan, FLP, as Trustee for the 505 Northcrest Drive Trust, of record as Instrument No. 20121023-0096910, dated October 19, 2012, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2663, page 66, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6154, page 528 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

unimproved ( )
This is improved(X) property, known as **505 NORTHCREST DRIVE, 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 our hands this 21st day of October, 2013.

COORDINATION PLUS, LLC

BY: VIRGINIA N. PITTS, CHIEF MANAGER

JAMES P. DELONG

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 21 day of October, 2013.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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

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 **James P. Delong**, 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 21 day of October, 2013.

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

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public