BILL GARRETT, Davidson County
Trans:T20130101839 DEEDWARR
Recvd: 12/04/13 11:49 2 pgs
Fees:13.00 Taxes:584.60

20131204-0123530

LEE A. 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 **$158,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF DECEMBER, 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
BRADY A. TOOPS, et al	Sumner Bank & Trust	**082-07-0-211.00**
(NAME) **526 NORTH 2ND STREET**	(NAME) 967A Grassland Place	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Gallatin, TN 37066	
(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 CHRISTOPHER HEAD AND WIFE, CAROLYN HEAD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADY A. TOOPS AND GEORGE A. TOOPS, JR. AND WIFE, KIMBERLY L. TOOPS,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Second Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, from Joe Max Moore by deed dated March 22, 2013, of record as Instrument No. 20130327-0029855, Register's Office for Davidson County, Tennessee. Being further conveyed as to a one-half undivided interest to Christopher Head and wife, Carolyn Head, by quitclaim deed dated March 22, 2013 of record as Instrument No. 20130328-0030867, said Register's Office.

Carolyn Joan Head and Carolyn Head are one and the same person.

See Durable Power of Attorney for Carolyn Joan Head of record as Instrument No. 20130322-0028639, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 21, page 100, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **526 NORTH 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 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 2nd day of December, 2013.

COORDINATION PLUS, LLC

BY: VIRGINIA N. PITTS, CHIEF MANAGER

CHRISTOPHER HEAD

CAROLYN HEAD
BY: Christopher Head, Attorney in Fact for Carolyn Head

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 2ND day of December, 2013.

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

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 **Christopher Head,** 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 2ND day of December, 2013.

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

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of December, 2013, before me personally appeared **Christopher Head, Attorney in Fact for Carolyn Head**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Carolyn Head**, and who acknowledged that he executed the same as the free act and deed of **Carolyn Head.**

Witness my hand and official seal at office this 2nd day of December, 2013.

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

Notary Public

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