WARRANTY DEED

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Burgin	CMG Mortgage, Inc.	04311015400
(NAME)	(NAME)	
123 Myatt Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Douglas M. Simpson and, Dewayne H. Smith and, and Coordination Plus, LLC, a limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jordan Burgin, a single woman, 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 13, SECOND REVISED PLAN OF MYATT-EAGAN SUBDIVISION OF LOTS TWO & THREE OF ANDERSON ESTATES, as shown on plat of record in Plat Book 1424, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jonathan Mahan to Coordination Plus, LLC and Joel McKellar and Jane McKellar as recorded on the 31st day of January, 2007 in Instrument No. 20070131-0012786 and Quitclaim Deed from Coordination Plus, LLC and Joel McKellar and Jane McKellar to Coordination Plus, LLC and Douglas M. Simpson and Dwayne Smith as recorded on the 21st day of October, 2010 in Instrument No. 20101021-0084419, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 123 Myatt Drive, Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 02/25/14 14:32 3 pgs
Fees:18.00 Taxes:440.30
20140225-0016172

Witness our hands this 24th day of February, 2014.

Douglas M. Simpson

Dewayne H. Smith

Coordination Plus, LLC

By: _____
Douglas M. Simpson, authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th day of February, 2014, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Douglas M. Simpson and Dewayne H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 27, 2015

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Douglas M. Simpson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Designated Agent, and is authorized to execute the instrument of Coordination Plus, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Designated Agent.

Witness my hand and official seal this 24th day of February, 2014.

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 27 2015

My Commission Expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).