BILL GARRETT, Davidson County
Trans: T20140018033 DEEDWARR
Recvd: 03/18/14 10:22 2 pgs
Fees: 13.00 Taxes: 610.50
20140318-0022229

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 **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF MARCH, 2014.

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
STEPHEN SHUGART	**F&M BANK**	**061-00-0097.00**
(NAME) **503A BEN ALLEN ROAD**	(NAME) **50 FRANKLIN ST.**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **CLARKSVILLE, TN 37040**	
(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 SHER POWERS, AS THE SOLE MEMBER OF THE ENTITY FORMERLY KNOWN AS TERRA FIRMA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WHICH WAS DISSOLVED ON SEPTEMBER 16, 2009,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN SHUGART, AN UNMARRIED MAN,** 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 2 of the Pitts Two Lot Subdivision as shown on the Plat of record in Instrument #20070720-0086825, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being part of the same property conveyed to Coordination Plus, LLC, from Peggy J. Harris, a single woman, by deed dated August 25, 2006 of record as Instrument No. 20060828-0106105, Register's Office for Davidson County, Tennessee. Further conveying a one half (1/2) undivided interest to Terra Firma Properties, LLC, a Tennessee limited liability company, from Coordination Plus, LLC, a Tennessee limited liability company, by quitclaim deed dated November 13, 2008 of record in Instrument No. 20081114-0112817, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument #20070720-0086825, said Register's Office, Deed of Easement for ingress and egress for driveway and parking apron of record in Instrument No. 20130610-0058876, said Register's Office 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.

unimproved ( )
This is improved(X) property, known as **503A BEN ALLEN ROAD, NASHVILLE, TN 37216**
(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 my hand this 14 day of March, 2014.

COORDINATION PLUS, LLC

BY: DEEDEE BRICKNER, Authorized Agent

SHER POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DeeDee Brickner,** 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 Authorized Agent of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Authorized Agent, 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 Authorized Agent.

Witness my hand and official seal at office this 14 day of March, 2014.

Notary Public

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

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

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 **Sher Powers**, 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 office this 14 day of March, 2014.

Notary Public

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

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122