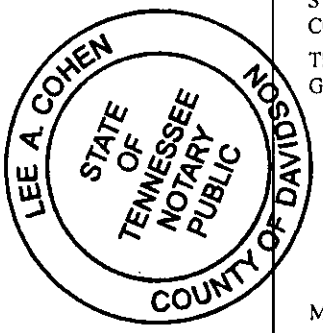
BILL GARRETT, Davidson County
Trans:T20140018354 DEEDWARR
Recvd: 03/19/14 10:26 2 pgs
Fees:13.00 Taxes:995.30

20140319-0022629




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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 |
|---|---|---|
| RICHARD MATTHEW SCUDDER | SUBC Mortgage Corporation | 062-13-0-061.00 |
| (NAME) 2204 MCGAVOCK PIKE | (NAME) 9311 San Pedro Avenue, #100 | |
| (ADDRESS) NASHVILLE, TN 37216 | (ADDRESS) San Antonio, TX 78216 | |
| (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, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD MATTHEW SCUDDER,** an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed from Carol Ann Beem Downton Mannchen a/k/a Carol Mannchen, unmarried, of record in Instrument No. 2013405-0033793, dated April 5, 2013, Register's Office for Davidson County, Tennessee.

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)

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 14th day of March, 2014.

**COORDINATION PLUS, LLC**

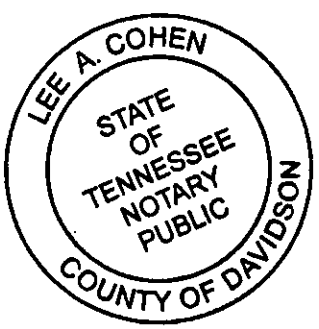
DeeDee Brickner

**BY: DeeDee Brickner, Authorized Agent**

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.

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




Lee A. Cohen

Notary Public