Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JUNE, 2014. Notary Public MY COMMISSION EXPIRES: **MAY 5, 2015** (AFFIX SEAL)

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

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
COLSON SERVICES, LLC	**COLSON SERVICES, LLC** **c/o COORDINATION PLUS, LLC**	**Tract I: 051-06-0-053.00** **Tract II: 051-06-0-054.00**
(NAME) **P. O. BOX 160591**	(NAME) **P. O. BOX 160591**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140040360 DEEDWARR
Recvd: 06/09/14 11:57 2 pgs
Fees:13.00 Taxes:666.00
20140609-0049866

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, **I, RICHARD MUELLER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the Plan of Due West Subdivision, of record in Plat Book 5200, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Mueller, by deed from Countrywide Home Loans, Inc., for the benefit of Washington Mutual Bank, dated September 17, 2008, of record in Instrument No. 20081003-0100943, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20010716-0075405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the Plan of Due West Subdivision, of record in Plat Book 5200, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Mueller, by deed from Bank of New York as Trustee for the Certificateholders of CWALT 2005-38, dated September 10, 2008, of record in Instrument No. 20081024-0106731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 37, said Register's Office; Joint Driveway Agreement of record in Book 6424, page 266, said Register's Office (Tract I); Ingress/Egress Easement of record in Instrument No. 20010716-0075405, said Register's Office (Tract I); 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 THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **701 & 703 OLD DUE WEST AVENUE, 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.

Witness my hand this 6th day of June, 2014.

RICHARD MUELLER

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 **Richard Mueller,** 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 6th day of June, 2014.

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

Notary Public