| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.<br>Notary Public<br>MY COMMISSION EXPIRES: MAY 5, 2015<br>(AFFIX SEAL) |
|---|---|

LEE A. 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 |
|---|---|---|
| **DGI PROPERTIES, LLC** | **DGI PROPERTIES, LLC**<br>**C/O MADISON PARK GP** | **043-10-0A-063.00-CO** |
| (NAME)<br>**2929 SIDCO DR.** | (NAME)<br>**P.O. BOX 160433** | |
| (ADDRESS)<br>**NASHVILLE, TN 37204** | (ADDRESS)<br>**NASHVILLE, TN 37216** | |
| (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 **DGI PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit 211 (C-49), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being part of the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, by deed from Tyson M. Laemmel, of record in Instrument No. 20090427-0037757, dated April 24, 2009, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5200, pages 179-182, said Register's Office, Master Deed of record in Book 5462, page 614 corrected by Deed of Correction of record in Book 5608, page 551 and amended in Book 8014, page 416, and Book 10895, page 319, said Register's Office; Storm Water Detention Agreement of record in Book 6160, page 607, 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 **555 N. DUPONT AVENUE, UNIT #C-49, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140047190 DEEDWARR
Recvd: 07/02/14 11:19 2 pgs
Fees:13.00 Taxes:99.90
20140702-0058205

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 30th day of June, **2014.**

**COORDINATION PLUS, LLC**

**VIRGINIA N. PITTS, CHIEF MANAGER**

**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 Nashville, Tennessee this 30 day of June, 2014.

**My Commission expires: MAY 5, 2015**

Notary Public

