BILL GARRETT, Davidson County
Trans:T20140047188 DEEDWARR
Recvd: 07/02/14 11:20 2 pgs
Fees:13.00 Taxes:462.50

20140702-0058213

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2014. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (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
COORDINATION PLUS, LLC	**SAME**	**023-00-0-073.00**
(NAME) **P.O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(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, ROBERT D. MCGILL AND WIFE, JANET L. MCGILL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey and plat made by A. L. Nimmo, June 19 and 20, 1959, as follows:

BEGINNING at a point in the center line of Lickton Pike in the north line of a tract conveyed to Frank R. Tinnon and wife, by deed from Charles T. Galbreath and wife, of record in Book 2926, page 517, Register's Office for said County; thence with the center line of said Pike, South 10 deg. west 264 feet more or less to a point; thence South 79 deg. east 4.26 chains to the center of Whites Creek; thence with the center of said creek, north 13 deg. east 4 chains; thence North 78 deg. west 5 chains to the point of beginning.

Being the same property conveyed to ROBERT D. MCGILL AND WIFE, JANET L. MCGILL, by deed from TWILA KRANTZ HICKS, A SINGLE WOMAN, of record in Book 6175, page 463, dated November 10, 1983, said Register's Office.

This conveyance is subject to an easement for the flow of waters of Cummings Branch Creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of water of Cummings Branch Creek free from diminution or pollution; Changes in the Boundary of the subject property resulting from erosion or accretions by the flow of Cummings Branch Creek and any and all other matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5235 LICKTON PIKE, GOODLETTSVILLE, TN 37072047**
(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 1st day of July, 2014.

ROBERT D. McGILL

JANET L. McGILL

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 **Robert D. McGill and Janet L. McGill**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2014.

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

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

Notary Public