BILL GARRETT, Davidson County
Trans:T20150049279 DEEDWARR
Recvd: 06/19/15 14:55 2 pgs
Fees:13.00 Taxes:555.00

20150619-0059053

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018. (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, ET AL	**SAME**	**084-01-0-025.00**
(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, 510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BIRCH CREEK PROPERTIES, 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:

Land in Davidson County, Tennessee, being Lot No. 416, on the Plan of Dugger Heights, Section IV, of record in Book 2083, page 86, 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 Gregory Pitts and wife, Virginia Pitts, from Mrs. James C. Castelow and Ricki J. Castelow, by deed dated November 29, 2000, of record in Instrument No. 20001207-0120434, Register's Office for Davidson County, Tennessee. Being further conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Gregory Pitts and wife,Virginia Pitts, by Quitclaim Deed dated May 16, 2014, of record in Instrument No. 20140519-0042854, said Register's Office. Being further conveyed to 510 Foundation, a Tennessee non-profit corporation, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of record as Instrument No. 20150619-0059052, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2083, page 86, and any and all 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 **2627 CARTER AVENUE, NASHVILLE, TN 37206**
(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 **19th** day of **June, 2015.**

510 FOUNDATION

By: David D. Haynes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David D. Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President of 510 Foundation**, the within-named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of 510 Foundation, by himself as such President.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2015.

My Commission expires: November 5, 2018

Notary Public

