BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,390.86** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND** DAY OF **SEPTEMBER, 2016.** Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160083889 DEEDWARR
Recvd: 09/23/16 15:25 2 pgs
Fees: 13.00 Taxes: 504.65
20160923-0100715

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
WAYMAKER PROPERTY LLC	**SAME**	**023-00-0-073.00**
(NAME) **P. O. BOX 160728**	(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, 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 **WAYMAKER PROPERTY 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 COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT D. MCGILL and wife, JANET L. MCGILL, of record in Instrument No. 20140702-0058213, dated July 1, 2014, 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.

This conveyance is subject to that certain Deed of Trust executed by Coordination Plus LLC dated July 1, 2014 to Robert D. McGill and wife, Janet L. McGill in the original principal balance of $115,000.00 which the Grantee DOES HEREBY EXPRESSLY ASSUME AND AGREES TO PAY and hold the Grantor harmless thereon.

unimproved ( )
This is improved(X) property, known as **5235 LICKTON PIKE, GOODLETTSVILLE, TN 37072**
(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 **EXCEPT FOR THE DEED OF TRUST of record as Instrument No. 20140702-0058214 which the Grantee has expressly assumed and agreed to pay**, 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 **22nd** day of September, 2016.

COORDINATION PLUS, LLC

By: **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 22nd day of September, 2016.

My Commission expires: NOVEMBER 5, 2018

Notary Public

