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

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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 30TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

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
SEAN R. HUGHES, ET UX	**PEOPLES HOME EQUITY**	**058-07-0-011.00**
(NAME)	(NAME)	
622 PUTNAM DRIVE	**2 MARYLAND FARMS WAY**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	**BRENTWOOD, TN 37027**	
(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, AND COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN R. HUGHES AND PEGGY NICOLE HUGHES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 180 on the plan of Section 3, Royal Hills, of record in Plat Book 4860, page 47, 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 Coordination Plus, LLC, a Tennessee Limited Liability Company, and David Vernich from Aubrey L. Hiam by deed dated September 9, 2008 of record in Instrument No. 20080910-0092784, Register's Office for Davidson County, Tennessee. David Vernich further conveyed his interest to Colson Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated February 6, 2009 of record in Instrument No. 20090206-0010720, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 4860, page 47; Restrictive Covenants of record in Book 4950, page 530; 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 **622 PUTNAM DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170008922 DEEDWARR
Recvd: 01/31/17 10:11 2 pgs
Fees:13.00 Taxes:555.00
20170131-0010100

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 our hands this 30th day of January, 2017.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

David Vernich, Authorized Agent

By: David Vernich, Authorized Agent

COLSON SERVICES, LLC
A Tennessee Limited Liability Company

David Vernich, Chief Manager

By: David Vernich, Chief Manager/Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** 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 Authorized Agent of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC,** by himself as such Authorized Agent.

WITNESS my hand and seal at office, this 30th day of January, 2017.

Lee G. Cohen
Notary Public

My Commission Expires: **November 5, 2018**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** 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 Chief Manager/Sole Member of **COLSON SERVICES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLSON SERVICES, LLC,** by himself as such Chief Manager/Sole Member.

WITNESS my hand and seal at office, this 30th day of January, 2017.

Lee G. Cohen
Notary Public

My Commission Expires: **November 5, 2018**

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