BOX 10-B

Bill Garrett Davidson County
Batch# 23221 DEEDQC
11/07/2017 11:39:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171107-0114555

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF NOVEMBER, 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

THIS INSTRUMENT PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC AND PATRICK L. MICKLER, ET UX	**SAME**	**119-13-0-183.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RYAN DEREK ARNETT, MARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY TO **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HERINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT, TITLE, AND INTEREST IN 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. 75 on the Map of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

Said Lot No 75 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines, with the westerly margin of Myrtle Avenue, 169 feet to an alley.

Being the same property conveyed to Patrick L. Mickler and wife, Lois J. Mickler and Ryan Derek Arnett, married by deed from First Jordan, FLP, as Trustee of the 501 Morton Avenue Trust, dated January 25, 2013 of record as Instrument No. 20130128-0008950, said Register's Office.

This conveyance is subject to matters as shown on the plan of record in Book 332, page 19, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE THE GRANTOR.****

Grantee does hereby agree to assume the indebtedness of the Grantor, Ryan Derek Arnett to FRANKLIN SYNERGY BANK, a sum in the original principal amount of Ninety Three Thousand Seven Hundred Fifty Dollars and 00/100 ($93,750.00) of record in Instrument No. 20130723-0076143, Register' s Office for Davidson County, Tennessee

unimproved ( )
This is improved(X) property, known as **501 MORTON AVENUE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 on this 6th day of November, 2017.

RYAN DEREK ARNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ryan Derek Arnett**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of November, 2017.

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

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON