This is a like kind exchange under IRS Section 1031

Bill Garrett Davidson County
Batch# 62812 DEEDWARR
02/27/2018 03:20:03 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20180227-0018450

DEBORAH J. 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 $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2018.

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 WAS PREPARED BASED SOLELY ON INFORMATION FURNSHED 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
MYRTLE PARTNERS, LLC	SAME	136L-N-009
(NAME) 203 POINT EAST DRIVE	(NAME)	072-10-0-212.00
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MYRTLE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **HAMILTON AND DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Map & Parcel 136L-N-009
Property Known as: 1709 Arlington Avenue, Chattanooga, TN 37406

BEING Lots 14 and 15, Block 18, Arlington Heights, as shown by plat recorded in Plat Book 5, Page 23, in the Register's Office of Hamilton County, Tennessee.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by deed dated February 7, 2018, of record as Book GI 11274, page 422 and as Instrument No. 20180220000112, Register's Office for Hamilton County, Tennessee.

This conveyance is subject to any and all easements, restrictions, liens and encumbrances existing at the date of transfer and any other conditions which may affect said property of record in the Register's Office for Hamilton County, Tennessee.

Tract II: Map & Parcel 072-10-0-212.00
Property Known As: 2312 Northview Avenue, Nashville, TN 37216

Being Lot No. 1 on the Plan of Billy Kee property, Resubdivision of Lot 1, of record in Plat Book 4595, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Coordination Plus, LLC from Robert Todd Mingle, unmarried, by deed of record as Instrument No. 20131016-0107900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, liens and encumbrances existing at the date of transfer and any other conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1709 ARLINGTON AVENUE, CHATTANOOGA, TN 37406
2312 NORTHVIEW AVENUE, NASHVILLE, TN 37216

(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 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 26th day of **FEBRUARY, 2018**.

COORDINATION PLUS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

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 26th day of February, 2018.

My Commission expires: NOVEMBER 5, 2018

Notary Public

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