BOX 10-B

Bill Garrett Davidson County
Batch# 107216 **DEEDWARR**
06/21/2018 12:55:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180621-0060035

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 **$180,000.00**

William Lumpkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Lee A. Cohen
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
PLR PROPERTIES LLC	**SAME**	**073-10-0-055.00**
(NAME) **4117 HILLSBORO PIKE, #103-305**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(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, **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 **PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY 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:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Moss Rose Estates, of record in Plat Book 4860, page 112, 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 GRAND CANYON PROPERTIES, LLC, AND HOME-AID PROPERTIES, LLC, by deed from THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2004RS9, of record in Instrument No. 20110527-0040765, dated May 5, 2011, said Register's Office. Being further conveyed to MOSS ROSE JOINT VENTURE, by deed from GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HOME-AID PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 201206140052203, dated June 13, 2012, said Register's Office. Being further conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MOSS ROSE JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160502-0042688, dated April 29, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4860, Page 112; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **3701 MOSS ROSE DRIVE, 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 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; 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 15th day of June, 2018.

COORDINATION PLUS, LLC

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 15th day of June, 2018.

My Commission expires: November 5, 2018



Notary Public