BOX 10-B

Bill Garrett Davidson County
Batch# 123409 **DEEDWARR**
08/01/2018 12:36:00 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20180801-0075156

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 **$209,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF **JULY, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**071-16-0-356.00**
(NAME) **P. O. BOX 160591**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tom Joy Subdivision, of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot fronts 58.6 feet on the Westerly side of North 5th Street and extends back between lines 164.3 feet on the Southerly side and 173.6 feet on the Northerly side to a dead line in the rear on which it measures 64.0 feet.

Being the same property conveyed to PLR Properties LLC, a Tennessee Limited Liability Company, from Bernice Weakley, unmarried, by deed of record in Instrument No. 20120820-0074508, said Register's Office. Being further conveyed to Granada GP, a Tennessee General Partnership, from PLR Properties LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated November 20, 2012, of record in Instrument No. 20121120-0107183, said Register's Office. Being further conveyed to PLR Properties LLC, a Tennessee Limited Liability Company, from Granada GP, a Tennessee General Partnership, by deed dated October 13, 2016, of record in Instrument No. 20161017-0109352, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 3600, Page 47; Restrictive Covenants of record in Book 3763, Page 136; 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 **1312 N. 5TH STREET, NASHVILLE, TN 37207**
(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 31st day of July, 2018.

PLR PROPERTIES LLC

William Simpson, Adm

By: WILLIAM SIMPSON, ADMIN. MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Simpson,** 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 Admin. Member of **PLR PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLR PROPERTIES LLC,** by himself as such Admin. Member.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2018.

My Commission expires: November 5, 2018

Deborah J. Cohen

Notary Public

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