Bill Garrett Davidson County
Batch# 125163 DEEDWARR
08/07/2018 10:54:31 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20180807-0077535

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 $246,000.00

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
LAUREN WINE	New Owner	**096-16-0B-015.00 CO**
(NAME)	(NAME)	
1413 ANGEL COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(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 **LAUREN WINE,** unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *J.

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Lake Larchwood, as of record in Instrument No. 20001101-01084145, 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, from PLR Properties LLC, a Tennessee Limited Liability Company, by deed dated April 27, 2017, of record in Instrument No. 20170427-0041673, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20001101-0108145; 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 **1413 ANGEL COURT, NASHVILLE, TN 37214**
(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.

COORDINATION PLUS, LLC

Thomas B Bartlett Authorized Agent

By: Thomas B. Bartlett, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas B. Bartlett,** 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 official seal at Nashville, Tennessee this 31st day of July, 2018.

My Commission expires: November 5, 2018

Deborah J Cohen

Notary Public

