Karen Johnson Davidson County
Batch# 407863 DEEDWARR
05/29/2020 03:31:48 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20200529-0055756

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(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
NEWHALL BRITTANY PARTNERS	**NEW OWNER**	**083-15-0-184.00**
		083-11-0-185.00
(NAME)	(NAME)	**083-11-0-186.00**
2305 CRUZEN STREET		**083-11-0-204.00**
(ADDRESS)	(ADDRESS)	**083-11-0-205.00**
NASHVILLE, TN 37211		**083-11-0-206.00**
(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, AS TO TRACT I, AND GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO TRACT II,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEWHALL BRITTANY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 294B, 295B, and 296B as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, Page 777, as amended in Plat Book 6250, Page 622, and corrected by Surveyor's Certificate of Correction of record in Book 6776, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRITTANY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP AND BARTLETT, BARTLETT & OGLE, A TENNESSEE GENERAL PARTNERSHIP AND NEWHALL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 2004048-0040014, dated April 6, 2004, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 294A, 295A, and 296A, as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, Page 777, as amended in Plat Book 6250, page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRITTANY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP AND BARTLETT, BARTLETT & OGLE, A TENNESSEE GENERAL PARTNERSHIP AND NEWHALL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20040408-0040032, dated April 6, 2004, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, Page 777, as amended in Plat Book 6250, Page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, Page 20; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 871 in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **604, 606, 608, & 610 NEWHALL DRIVE, NASHVILLE, TN 37206**
2326 & 2328 BRITTANY DRIVE, NASHVILLE, TN 37206
(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 29th day of May, 2020.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

BY: VIRGINIA N. PITTS, CHIEF MANAGER

GRAND CANYON PROPERTIES, 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 29th day of May, 2020.

My Commission expires: May 2, 2022

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

Notary Public

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 **Grand Canyon Properties, 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 **Grand Canyon Properties, LLC**, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2020.

My Commission expires: May 2, 2022

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

Notary Public