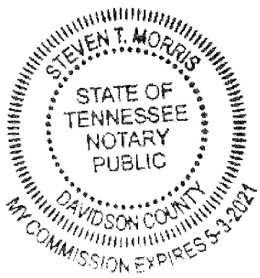
Karen Johnson Davidson County
Batch# 425662 DEEDWARR
06/25/2020 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $896.14
20200625-0068530

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $242,200.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2020.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Coordination Plus, LLC	New Owner	041-06-0-025.00
P.O. Box 160591	P.O. Box 160591	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PEGGY FINN CARTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a copy of survey made by Emery L. Miller, Surveyor, November 12, 1946, recorded in Book 3700, Page 46, Register's Office, Davidson County, Tennessee, Being Lot No. 4, as shown on map of Skyline Subdivision, Section Two. Said Lot No. 4 fronts 195 feet on the Southerly margin of Finnland Drive, extending in a Southerly direction 228.9 feet on the East line and 224.5 feet on the West line, measuring 195.2 feet on the rear.

Being a portion of the same property conveyed to Finn Built Homes, Inc. by Warranty deed from Huffine Electric Company, a Tennessee Corporation of record in Book 98, page 471 Register's Office for Davidson County , Tennessee, dated April 15, 1961 and recorded on April 17, 1961.

Being a portion of the same property conveyed to Mary Frances Finn by Quitclaim deed from Finn Built Homes, Inc., a Tennessee corporation of record in Book 6613, page 1 Register's Office for Davidson County , Tennessee, dated July 17, 1985 and recorded on July 23, 1985.

Being a portion of the same property conveyed to Peggy Finn Carter by Quitclaim deed from Mary Frances Finn, widow of record in Book 7584, page 954 Register's Office for Davidson County , Tennessee, dated June 24, 1988 and recorded on June 28, 1988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1435 Finnland Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2020.

Peggy Finn Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peggy Finn Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2020.

Notary Public



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022