BOX 10-B

Karen Johnson Davidson County
Batch# 507407 DEEDWARR
11/02/2020 01:02:24 PM 3 pgs
Fees: $18.00 Taxes: $437.91

20201102-0127865

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 **$118,355.12**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF **OCTOBER, 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
ROBERT BRANDON MCDONALD	**SAME**	**Tract I: 073-09-0-245.00** **Tract II: 073-09-0-268.00**
(NAME) **203 POINT EAST DRIVE**	(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, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO TRACT I, AND BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP AS TO TRACT II,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BRANDON MCDONALD,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 2350 Cooper Terrace, Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates of record in Plat Book 5200, page 567, as amended in Plat Book 6900, page 210, Register's Office for Davidson County, Tennessee, to which plat references are here made for a complete description thereof.

Being the same property conveyed to BECKLEA GP, by deed from DURA HUMPHREY, of record in Instrument No. 20150504-0040076, dated May 1, 2015, said Register's Office.

Tract II: 2348 Cooper Terrace, Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 19B on the Plan of Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates of record in Plat Book 5200, page 567, as amended in Plat Book 6900, page 210, Register's Office for Davidson County, Tennessee, to which plat references are here made for a complete description thereof.

Being the same property conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ALONZO CARTER AND WIFE, QUINTELLA E. CARTER, of record in Instrument No. 20150804-0076972 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20160606-0056515, dated July 29, 2015, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 5200, Page 567; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2348 & 2350 COOPER TERRACE, 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 our hands this 30 day of October, 2020.

BECKLEA GP

Holly Neumaier, Authorized Agent
By: Holly Neumaier, Authorized Agent

COORDINATION PLUS, LLC

Holly Neumaier, Authorized Agent
By: Holly Neumaier, Authorized Agent

CML PROPERTIES, LLC

Holly Neumaier, Admin Member
By: Holly Neumaier, 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 **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an authorized agent of **Becklea GP** the within-named bargainor, a Tennessee General Partnership and that she as such authorized agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Becklea GP,** by herself as such authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2020.

My Commission expires: May 2, 2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
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 **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an authorized agent of **Coordination Plus, LLC** the within-named bargainor, a Tennessee Limited Liability Company and that she 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 herself as such authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2020.

My Commission expires: May 2, 2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

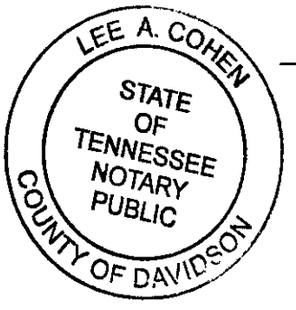
Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Administrative Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Administrative Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by herself as such Administrative Member.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2020.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public