Return to: JTC

24701.3

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130023030 DEEDWARR
Recvd: 03/21/13 09:25 2 pgs
Fees:13.00 Taxes:1664.63
20130321-0027897

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $449,900.00.

Affiant

Subscribed and sworn to before me this 20 day of March

Notary Public
My Commission expires: 2/13/17
(Affix Seal)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel Cypra	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	P/O 10308015100
16B Westlawn Court		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TN Coolyst Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Cypra and Mary Payne,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*husband and wife

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Private Element Unit B of Westlawn Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Westlawn Commons, a Townhouse Planned Unit Development of record in Instrument Number 20120427-0036185, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westlawn Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat files as Exhibit "B" to said declaration appearing in Instrument Number 20120427-0036185, and Bylaws appended thereto as Exhibit "D" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to TN COOLYST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from Carrie Adair Ragan by Warranty Deed on April 13, 2012, of record in Instrument Number 20120423-0034702, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 in the estimated amount of $4,203.32 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel P/O 10308015100, which are not due until 10/1/2013.
- Subject to all matters as shown on the Plan of record in Master Deed or record in Instrument Number 20120427-0036185, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Number 20120427-0036185; Book 3106, Page 137 and Book 421, Page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: **16B Westlawn Court, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 20, 2013.

TN Coolyst Properties, LLC,
a Tennessee limited liability company

BY: _____
Ryan Talbert, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **TN Coolyst Properties, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/19/14

ANDREW C. MAINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY