THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2013-0561	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* J C Vanden Clever *Notary Public* *My commission expires:* NOV. 21, 2016 VANDEN CLEVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner: TN Coolyst Properties, LLC 5317 Washburn Ave S Minneapolis, MN 55410-2446	Davidson County DEEDQC Recvd: 06/10/13 14:30 2 pgs Fees:12.00 Taxes:0.00 **20130610-0058816**
Send Tax Bills To: Owner	
Street Address of Subject Property: 2420-A and 2420-B Vaulx Lane Nashville, TN, 37204	**Parcel ID:** 11802028200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Talbert Construction Advisors, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **TN Coolyst Properties, LLC**, hereinafter called "**GRANTEES,**" its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B of The Plan of Vaulx Commons, a Condominium with Private Elements, as shown on Exhibit "B" of Vaulx Commons, of record in Instrument No. 20130411-0036080, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130411-0036080, Register's Office for Davidson County, Tennessee.

Being property conveyed to Talbert Construction Advisors, LLC, a Tennessee limited liability company by deed of Ryan Talbert of record in Instrument No. 20130321-0028139, said Register's Office.

WITNESS my hand this 4 day of June, 2013

Grantor –
Talbert Construction Advisors, LLC

BY: _____
Ryan Talbert
Authorized Agent

J.C. VANDEN OEVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself to be the Authorized Agent of the maker, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 4 **day of** June, 2013.

J C Vanden Oever
Notary Public

J.C. VANDEN OEVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: Nov 21, 2016

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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:
10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016