WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$629,900.00.**

Affiant

Subscribed and sworn to before me this 6th day of March 2014.

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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:
Peter Mannes	Farmington Bank	118020M00200CO
2420 Vaulx Lane Unit B	2002 Richard Jones Rd, #340A	
Nashville, TN 37204	Nashville, TN 37215	

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter Mannes and wife, Keren Bernard**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of the Plan of Vaulx Common, a Condominium with Private Elements, as shown on Exhibit "B" of Vaulx Commons, of record in Instrument No. 20140210-0011144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Ryan Talbert from Iris B. Winters by Deed on February 25, 2013, of record in Instrument Number 20130227-0019626, Register's Office for Davidson County, Tennessee. Further conveyed to Talbert Construction Advisors, LLC from Ryan Talbert by Quitclaim Deed on March 19, 2013, of record in Instrument Number 20130321-0028139, Register's Office for Davidson County, Tennessee. Further conveyed to TN Coolyst Propertied, LLC, from Talbert Construction Advisors, LLC, by Quitclaim Deed on June 4, 2013, of record in Instrument Number 20130610-0058816, 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 2014 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 118020M00200CO, which are not due until 10/1/2014.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Instrument Number 20140210-0011144, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed of record in Instrument Number 20140210-0011144, Register's Office for Davidson County, Tennessee. Said Instrument includes By-Laws, Charter and Plat.

This is improved property known as: **2420 Vaulx Lane Unit B, Nashville, TN 37204**

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 6, 2014.

TN Coolyst Properties, LLC, a Tennessee limited liability company

By

BILL GARRETT, Davidson County
Trans:T20140016509 DEEDWARR
Recvd: 03/11/14 13:38 2 pgs
Fees:13.00 Taxes:2330.63
20140311-0020429

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Talbot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of TN Coolyst Properties LLC, 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 president (or other authorized officer).

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

_____ My Commission Expires: 1-6-2015

NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE