WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150046161 DEEDWARR
Recvd: 06/11/15 09:13 2 pgs
Fees:13.00 Taxes:2127.13
20150611-0055218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $574,900.00.

Affiant

Subscribed and sworn to before me this 24th day of April 2015, 20__.

Notary Public
My Commission expires: _____
(Affix Seal)

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:
XXXXXXXXXXXXXX Nicole Lizzette Van Osten	NEW OWNER	118-01-0Z-00200CO
906 B Caruthers Avenue		
Nashville, TN 37204		

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-30-2017

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 **Nicole Lizzette Van Osten, Settlor and Trustee of The Nicole Lizzette Van Osten Revocable Trust, dated March 6th, 2015,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit B Caruthers Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) having been established by the Declaration of Covenants, Conditions, and Restrictions of Caruthers Avenue, A Townhouse Planned Unit Development of record in Instrument Number 20140401-0027031, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to TN Coolyst Properties, LLC, from Eugene Wade and wife, Brendolyn J. Wade by Warranty Deed on March 28, 2014, of record in Instrument Number 20140401-0026852, 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 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 71, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140401-0027031, Register's Office for Davidson County, Tennessee.

This is improved property known as: **906 B Caruthers Avenue, 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 April 23, 2015.

TN Coolyst Properties, LLC, a Tennessee limited liability company

BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Tolbert, 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 Coolest 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.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY