WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/15 13:38 2 pgs
Fees:13.00 Taxes:1776.00
20150629-0062326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

K. LOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-5-16 (AFFIX SEAL)

R-VRES-15-2911

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN Coolyst Properties, LLC	Same As New Owner	
(NAME)	(NAME)	**118-06-0-014.00 AND 118-06-0-002.01**
5317 Washburn Ave South		
(ADDRESS)	(ADDRESS)	
Minneapolis MN 55410		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DONALD L. CORLEW AND TOMMYE JEAN KIRBY CORLEW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TN COOLYST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 37-B on the Plan of Section No. 1, Battlefield Estates of record in Plat Book 843, Page 96 & 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2:
Land in Davidson County, Tennessee being the southerly 20 feet of the westerly 100 feet of the northerly one-half of Lot No. 35 on the Map showing subdivision of part of the Vaulx Land, not of record, described according to a copy of a survey made by T.R. Sanford, surveyor, dated September 20, 1963, as follows:

BEGINNING at a point which is the southwest corner of the property conveyed to W. J. Stewart and wife, et al, of record in Book 1198, Page 319, Register's Office for Davidson County, Tennessee; thence North 76 deg. 10' East, 100 feet to the southeast corner of the property conveyed by the aforesaid deed; thence North 13 deg. 20' West, 20 feet to a point; thence South 76 deg. 10' West, 100 feet to a point; thence South 13 deg. 20' East, 20 feet to the point of BEGINNING.

Being the same property conveyed to Donald L. Corlew and wife, Tommye Jean Kirby Corlew by Donald L. Corlew, Representative of the Estate of Mary Evalyn Miller, deceased, of record in Instrument No. 20111123-0091904 Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on November 23, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 843, Page 96 & 97, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2911 Vaulx Lane, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF JUNE, 2015.

Donald L. Corlew

Tommye Jean Kirby Corlew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. CORLEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMYE JEAN KIRBY CORLEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON