Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2015.

Notary Public
My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 10/30/15 11:13 3 pgs
Fees:18.00 Taxes:1646.50
20151030-0110566

02-1509-49630

Address of New Owner:	Send Tax Bills to:	Tax Information:
TN Coolyst Properties, LLC 5317 Washburn Ave S. Minneapolis, MN 55410	Same As New Owner	104-06-0-230.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Connor Estopinal and wife, Peggy Estopinal and Cowan Properties - Tennessee, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TN Coolyst Properties, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, to which plan reference is hereby made for a more complete description, and being further described as follows:

Beginning at a point in the southerly margin of Acklen Avenue, formerly known as Orient Circle, at the corner of Lots 95 and 96; thence with the margin of said Acklen Avenue easterly 60 feet to the common corner of Lots 96 and 97; thence with the line between said lots, thence westerly 60 feet to a point at the corner of Lot Nos. 95 and 96; thence with the line between said lots, northerly 193 feet to the point of beginning.

Being the same property conveyed to Ryan Connor Estopinal and wife, Peggy Estopinal and David M. Cowan and wife, Mary Lucile Cowan by Warranty Deed from B. Madison Perkins, a married man, dated July 29, 2005, recorded August 10, 2005, of record in Instrument No. 20050810-0094846, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Cowan Properties - Tennessee, LLC, a Tennessee limited liability company by Quitclaim Deed from David M. Cowan and Mary Lucile Cowan, dated July 28, 2008, recorded August 4, 2008, of record in Instrument No. 20080804-0079703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3209 Acklen Ave, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of October, 2015.

Ryan Connor Estopinal

Peggy Estopinal

Peggy Estopinal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan Connor Estopinal and Peggy Estopinal,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of October, 2015.

Notary Public
State of Tennessee at Large

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: January 11, 2017

WITNESS my hand this 28th day of October, 2015.

Cowan Properties – Tennessee, LLC

David Matthew Cowan

BY: David Matthew Cowan
Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Matthew Cowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of Cowan Properties - Tennessee, LLC and as such Authorized Representative, he is authorized by Cowan Properties - LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 28th day of October, 2015.

Notary Public
State of Tennessee at Large

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: January 11, 2017

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

