WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

O-VRES-17-500

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	**New Owner**	
(NAME)	(NAME)	**092-09-0-244.00**
5317 Washburn Avenue S		
(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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELA MEZA, TRUSTEE OF THE CUEVAS LAND TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN COOLYST PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Subdivision of W.R. Wilson Tract of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcela Meza, Trustee of The Cuevas Land Trust by Warranty deed from Equity Trust Company, Custodian fbo James P. DeLong, IRA of record in Instrument No. 20101217-0100452 Register's Office for Davidson County, Tennessee, dated November 19, 2010 and recorded on December 17, 2010.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 161, 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: **500 36th Avenue North, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20170016385 DEEDWARR
Recvd: 02/24/17 11:43 2 pgs
Fees:13.00 Taxes:1110.00
20170224-0018627

Witness my/our hand(s) this 20th day of February, 2017.

The Cuevas Land Trust

Marcela Meza, Trustee

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 20th day of February, 2017, before me, personally appeared Marcel Meza as Trustee of The Cuevas Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, this the 20th day of February, 2017.

Notary Public

My Commission Expires:

(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903