RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 125133 DEEDWARR
08/07/2018 10:11:04 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20180807-0077465

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2018

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

MST 2018-0935

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Sadowsky	New Owner	092-09-4X-001.00-CO
(NAME)	(NAME)	
428 36th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TN Coolyst Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David J. Sadowsky,** a Single man HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 500 36th Avenue, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170320-0026840 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of 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.

Being a portion of the same property conveyed to TN Coolyst Properties, LLC by Warranty deed from Marcela Meza, Trustee of The Cuevas Land Trust of record in Instrument No. 20170224-0018627 Register's Office for Davidson County, Tennessee, dated February 20, 2017 and recorded on February 24, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170320-0026840, Register's Office for Davidson County, Tennessee; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 428 36th Avenue N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 3rd DAY OF Aug, 2018.

TN Coolyst Properties, LLC

BY: Yvette Meldrum
Title Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvette Meldrum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Agent of TN Coolyst Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of Aug, 2018

Notary Public

My Commission Expires: 5-24-21

(SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2021