Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150018470 DEEDWARR
Recvd: 03/13/15 12:59 2 pgs
Fees:13.00 Taxes:643.80
20150313-0021837

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2015.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
~~Cobalt Properties, LLC~~ 9004 Rigden Mill, LLC Po Box 40805 Nashville, TN 37204	New Owner	173-9-A-515 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine L. Trimmer, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to ~~Cobalt Properties, LLC~~ *9004 Rigden Mill LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 446 on the plan of Lenox Village, Phase Seven, of record as Instrument Number 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Catherine L. Trimmer, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, recorded on May 9, 2006 in Instrument Number 20060509-0054375, Register's Office for Davidson County, Tennessee.

The said Catherine L. Trimmer, is now married and known as Catherine L. Trimmer-Stoltz.

The said Michael Stoltz, joins in this conveyance is to convey any marital interest he may have on this property.

This property is improved property known as **9004 Rigden Mill Drive, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) all matters appearing of record in Plat Map Instrument Number 20051028-0130418, Register's Office for said County; (3) Master Deed Restrictions of record in Instrument Number 20020315-0032825 and as made applicable by Instrument Number 20060321-0032382, in said Register's Office; (4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument Number 20020315-0032826, as made applicable by Instrument Number 20060321-0032383, in said Register's Office; (5) Easements for sanitary sewer and/or storm drainage of record as Instrument Number 20010918-0100849 and Instrument Number 20010918-0100851, in said Register's Office; (6) Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument Number 20020412-0045831, in said Register's Office; (7) Stormwater Detention Agreement of record as Instrument Number 20041229-0154223, in said Register's Office; (8) any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 9th day of March, 2015.

Michael Stoltz, by Triston Jacobs, his Attorney in fact

Catherine L. Trimmer-Stoltz, by Triston Jacobs, her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Michael Stoltz and Catherine L. Trimmer-Stoltz**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Triston Jacobs,** and appearing of record in Instrument No. 20150313-0021836, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 9th day of March, 2015.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

FILE NO: 2015013443