WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7756 COBALT JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Cobalt Properties II, LLC, a Tennessee limited liabilty company	Cobalt Properties II, LLC	180040A06100CO
2032 Sherbrooke Ln	PO Box 40805	
Nashville, TN 37211-7020	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT H. WAECHTER JR. MARRIED *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COBALT PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 2032 Sherbrooke Ln, Nashville, TN 37211-7020

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/or 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/or 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 hand on the 10th day of September, 2015.

Robert H. Waechter Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 10th day of September, 2015.

Notary Public

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20150077575 DEEDWARR
Recvd: 09/11/15 14:09 2 pgs
Fees: 13.00 Taxes: 166.50
20150911-0092577

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Revision One, Section Three, Highland Creek, a planned unit development, of record as Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Waechter, Jr., married by Warranty Deed from PMD Properties, LLC, recorded on the 29th day of June, 2010 in Instrument No. 20100629-0050745, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION THREE, HIGHLAND CREEK, as recorded in Instrument No. 20030716-0099524, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 11568, Page 311, supplemented at Instrument No. 200004130037474 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Highland Creek Homeowners Association, Inc. recorded in Book 11568, Page 301.

f. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10569, Page 732 and Book 10419, Page 504.

g. Easement recorded in Book 5266, Page 40.

h. Stormwater Detention Agreement recorded in Book 11338, Page 738.

i. Quitclaim Deed for common areas in favor of Highland Creek Homeowners Association, Inc. recorded at Instrument No. 20031014-0151693.