THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099383**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $326,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160097996 DEEDWARR
Recvd: 11/04/16 14:13 2 pgs
Fees:13.00 Taxes:1206.20
20161104-0117183

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebekah H. Clark 2032 SHERBROOKE LN Nashville TN 37211-7020	New Owner	Tax Parcel ID No. 180040A06100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cobalt Ventures, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebekah H. Clark, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 by Warranty Deed from Robert H. Waechter Jr. married to Cobalt Properties II, LLC, a Tennessee limited liability company, as recorded on the 11th day of September, 2015 in Instrument No. 20150911-0092577 and Warranty Deed from PMD Properties, LLC to Robert H. Waechter, Jr., married, as recorded on the 29th day of June, 2010 in Instrument No. 20100629-0050745, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cobalt Ventures, LLC by Quitclaim Deed from Cobalt Properties II, LLC, a Tennessee limited liability company, recorded on the 30th day of June, 2016 in Instrument No. 20160630-0066906, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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.

Covenants, Conditions and Restrictions recorded in Book 11568, Page 311, supplemented in Instrument No. 20000413-0037474.

Terms and provisions of by-Laws recorded in Book 11568, Page 301.

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

Easement recorded in Book 5266, Page 40.

Stormwater Detention Agreement recorded in Book 11338, Page 738.

Quitclaim Deed for common areas recorded in Instrument No. 20031014-0151693.

This is improved property located at 2032 SHERBROOKE LN Nashville, TN 37211-7020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2016.

Cobalt Ventures, LLC

By: Trevor J. Garrett, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor J. Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of Cobalt Ventures, LLC the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of November 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018