THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109665** BILL GARRETT, Davidson County Trans:T20160103104 DEEDWARR Recvd: 11/22/16 08:55 2 pgs Fees:13.00 Taxes:222.00 20161122-0123002	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $60,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner: Cobalt Ventures, LLC 2197 Nolensville Pike #311 Nashville, TN 37211	Send Tax Bills To: New Owner 807 Bradford Avenue Nashville, TN 37204	Tax Information: Tax Parcel ID No. 172-08-0-066.00

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, **Edward D. Meadows, Jr. and wife, Sandra H. Meadows** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cobalt Ventures, LLC, a Tennessee limited liability company**, ("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 98-A, SECTION 2, FOREST ACRES ESTATES, RE-SUBDIVISION OF LOTS 98 & 99, as shown of record in Plat Book 8250, Page 389, in the Register's Office for said County.

Being the same property conveyed to Edward D. Meadows, Jr. and wife, Sandra H. Meadows by Warranty Deed from Willie K. Davis, Trustee with full power, recorded on the 15th day of November, 1973 in Deed Book 4764, Page 833, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4175, Page(s) 128 and Plat Book 8250, Page 389.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4424, Page 976.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7597, Page 820.

This is improved property located at 432 Kinhawk Dr Nashville, TN 37211-6817.

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 18th day of November, 2016.

Edward D. Meadows Jr.

Sandra H. Meadows

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward D. Meadows Jr. and Sandra H. Meadows, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

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

My Commission Expires: _____