BILL GARRETT, Davidson County
Trans:T20170048312 DEEDWARR
Recvd: 06/07/17 08:45 2 pgs
Fees:13.00 Taxes:795.13
20170607-0056785

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $214,900.00.

Affiant

Subscribed and sworn before me this the 2nd day of June, 2017.

Notary Public
My commission expires:

DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Claudia Spires 208 Warren Court Old Hickory, TN 37138	new owner	034-16-0A-006.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COBALT VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLAUDIA SPIRES AND GARY A. SPIRES, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 208 Warren Court, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161116-0120707, Register' s Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Cobalt Ventures, LLC by Warranty deed from Equity Trust Company, Custodian fbo Edward W. Meek, IRA a 1/2 undivided interest and Equity Trust Company, Custodian fbo DeEtta Brewer, IRA, a 1/2 undivided interest of record in Instrument No. 20161116-0120702 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 11, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 208 Warren Court, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 2nd day of June, 2017.

Cobalt Ventures, LLC

By: _____
Trevor J. Garrett, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor J. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the managing member of the within named bargainor, a limited liability company, and that he, as such managing member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Trevor J. Garrett as such managing member.

Witness my hand and official seal this 2nd day of June, 2017.

My Commission Expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY