THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612133** BILL GARRETT, Davidson County Trans:T20170054759 DEEDWARR Recvd: 06/27/17 09:16 2 pgs Fees:13.00 Taxes:481.00 20170627-0064374	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Cobalt Ventures LLC 2314 DONNA HILL CT Nashville TN 37214-1508	Send Tax Bills To: New Owner 2197 Nolensville Pike #311 Nashville, TN 37211	Tax Information: Tax Parcel ID No. 07311009700

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, **Jeffrey Hayes and Kendra Hayes, husband and wife, as tenants by the entirety** ("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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 49 and part of Lot No. 48 on the plan of Sunset View Subdivision, Sec. I, as of record in Book 2663, Pages 27 and 28, as amended in Plat Book 3132, Page 595, Register's Office for said County. Said Lot 49 and part of Lot 48 fronts 115 feet on the Northerly side of Dorma Hill Court and extends back 280.4 feet on the Westerly Line, 251.1 feet on the Easterly line to a dead line in the rear of which it measures, 150.6 feet.

Being the same property conveyed by Warranty Deed from Russell Crouch, a married person to Jeffrey Hayes as recorded on the 10th day of June, 2003 in Instrument No. 20030610-0079527 and Quit Claim Deed from Jeffrey Hayes, joined by his spouse, Kendra Hayes to Jeffrey Hayes and Kendra Hayes, husband and wife, as tenants by the entirety as recorded on the 13th day of July, 2007 in Instrument No. 20070713-0083544, 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 of SUNSET VIEW SUBDIVISION, SEC. I, as recorded in Plat Book 2663, Page(s) 27 and 28, as amended in Book 3132, Page 595.

This is improved property located at 2314 DONNA HILL CT Nashville, TN 37214-1508.

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 26th day of June, 2017.

Kendra Hayes

Kendra Hayes

Jeffrey Scott Hayes

Jeffrey Scott Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendra Hayes and Jeffrey Scott Hayes, 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 26th day of June, 2017.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018