THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612392**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2017. Notary Public My Commission Expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

Davidson County DEEDWARR
Recvd: 07/21/17 10:11 3 pgs
Fees:18.00 Taxes:518.00
20170721-0073863

WARRANTY DEED

Address New Owner: Paige Cassady 7009 LENOX VILLAGE DR #209 Nashville, TN 37211-7164	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120D20900CO

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 Properties I, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige Cassady, an 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 Unit No. 209 a/k/a Unit #E-23, as shown on Exhibit B-1 and B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E) of record in as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the Plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from 7009 Lenox Village #E209, LLC to Cobalt Properties I, LLC as recorded on the 19th day of December, 2016 in Instrument No. 20161219-0132743; Warranty Deed from Dale Goodsell and Brenda Goodsell, husband and wife to 7009 Lenox Village #E209 LLC as recorded on the 25th day of March, 2015 in Instrument No. 20150325-0025781 and Warranty Deed from Jeff Haley, unmarried to Dale Goodsell and spouse, Brenda Goodsell as recorded on the 14th day of April, 2009 in Instrument No 20090414-0033522, 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 SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE , as recorded in Instrument Nos. 20031120-0169460 and

20050120-0007426 and as Exhibit B-1 & B-2 recorded at Instrument No. 20050119-0006853.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument Nos. 20031212-0178492 and 20050119-0006853.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of Restrictions establishing SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825, as supplemented by instrument(s) of record in Instrument No. 20021226-0158459 as amended at Instrument No. 20080326-0030449.

Charter recorded at Instrument Nos. 20020412-0045831 and 20031016-0153550.

Easement for Storm Water Detention, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, recorded in Instrument Nos. 20011129-0130322 and 20030923-0140666.

Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.

This is improved property located at 7009 LENOX VILLAGE DR #209 Nashville TN 37211-7164.

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 20th day of July, 2017.

Cobalt Properties I, LLC

By: Trevor Garrett, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor 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 Managing Member of Cobalt Properties I, 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 20th day of July, 2017.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019