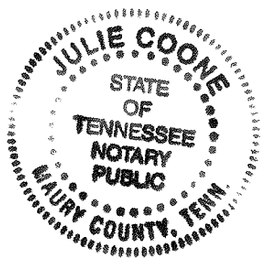
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$61,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of August, 2017.

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cobalt Ventures, LLC	SAME	06413003400 & 06413003500
2197 Nolensville Pike, Apt 311		
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 08/07/17 09:26 3 pgs
Fees:18.00 Taxes:225.70
20170807-0080281

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janet E. Glover**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cobalt Ventures, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

0 Woods Street Old Hickory, Tennessee 37138; Map & Parcel 06413003500

Being Lot Number 25 of Block 3, on the Plan of Berryville which plan is of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Glover and Janet E. Glover, Trustees of the James H. Glover and/or Janet E. Glover Revocable Living Trust by Warranty Deed from Anthony Dean King and wife, Frankie S. King, of record in Instrument Number 20120328-0026332, said Register's Office. The said James H. Glover died on March 28, 2017, survived by Janet E. Glover and as set out in a Notarized Summary of Trust The James H. Glover and/or Janet E. Glover Revocable Living Trust Agreement of record in Instrument Number 20051228-0154943, said Register's Office, upon the death of either Trustee the surviving spouse is designated as Trustee, having the power to convey real property held in the name of the Trust. Further conveyed to Janet E. Glover from Janet E. Glover, Trustee of the James H. Glover and/or Janet E. Glover Revocable Living Trust dated the 18th day of November 2005 by Quitclaim Deed on April 12, 2017, of record in Instrument Number 20170501-0042496, Register's Office for Davidson County, Tennessee.

4311 Woods Street Old Hickory, Tennessee 37138: Map & Parcel 06413003400

Land in Davidson County, Tennessee, being Lot Number 26 of Block 3, on the Plan of Berryville, which plan is of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to the James H. Glover and/or Janet E. Glover Revocable Living Trust UTD 11/8/2005 (James H. Glover and Janet E. Glover, Trustees) by Warranty Deed from William R. Hudgins of record in Instrument Number 20090421-0035923, said Register's Office. The said James H. Glover died on March 28, 2017, survived by Janet E. Glover, and as set out in a Notarized Summary of Trust The James H. Glover and/or Janet E. Glover Revocable Living Trust Agreement of record in Instrument Number 20051228-0154943, said Register's Office, upon the death of either Trustee the surviving spouse is designated as Trustee, having the power to convey real property held in the name of the Trust. Further conveyed to Janet E. Glover from Janet E. Glover, Trustee of the James H. Glover and/or Janet E. Glover Revocable Living Trust dated the 18th day of November 2005 by Quitclaim Deed on April 12, 2017, of record in Instrument Number 20170501-0042497, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $245.25 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcels 06413003400 & 06413003500, which are not due until 10/1/2017.
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- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10644, Page 154 and Book 10644, Page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4311 Woods Street, Old Hickory, TN 37138 & unimproved property known as: 0 Woods Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 1, 2017.

Janet E Glover

Janet E. Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janet E. Glover** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2017

My commission expires 5-3-2017* 2021

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.