Prepared By:
Record and Return to:
Chapman & Cutler Title, Inc.
202 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 6403 DEEDWARR
10/02/2017 12:17:09 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20171002-0100526

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17502

Send Tax Bills To:
New Owner
807 Bradford Avenue
Nashville, tn 37204

New Owner is:
Cobalt Ventures, LLC

MAP: 118-04-0

PARCEL: 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas A. Hadden and wife, Bobbi Hadden**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cobalt Ventures, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2221 Winford Avenue, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the unrecorded Subdivision of parts of Lots Nos 8 and 9 on the Plan of Melrose, described as follows:

BEGINNING on the west margin of Winford Avenue at the common corner of Lots Nos. 1 and 2 said point also 50 feet north of the Davidson County Board of Education property, as of record in Book 1046, page 60; thence west along the line of Lots 1 and 2, 200 feet to the east line of Lot No. 12; thence north with the line between Lots Nos. 2 and 12, 50 feet to the corner of Lots 2 and 3; thence east with the line of said lots, 200 feet to the west margin of Winford Avenue; thence south with the Avenue, 50 feet to the beginning.

BEING the same property conveyed to Thomas A. Hadden and Bobbi Hadden by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated 2/25/94 and recorded 3/3/94 in Book 9266, Page 930, Register's Office for Davidson County, Tennessee.

TH BH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of September, 2017.

GRANTOR(S):

THOMAS A. HADDEN

BOBBI HADDEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas A. Hadden and Bobbi Hadden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of September, 2017.

Margaret R. Meade
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of September, 2017.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

NOTARY PUBLIC
My commission expires: