Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT170800249

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813111

Bill Garrett Davidson County
Batch# 15447 DEEDWARR
10/19/2017 12:48:07 PM 2 pgs
Fees: $13.00 Taxes: $832.13
20171019-0107185

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $224,900.00.

Affiant

Subscribed and sworn to before me, this ~~6th~~ 11th day of October, 2017.

Notary Public
My Commission Expires: 4/18/21

PATRICIA L. HURST STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meredith C. Brown 161 B PARK CIRCLE Old Hickory TN 37138-2637	New Owner	Tax Parcel ID No. 05312003700

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 Ventures, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith C. Brown**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property located at 161B Park Circle in Old Hickory, 11th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 37.00 on Davidson County Property Map 53-12 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated April 10, 2017 and known as Job No. 17022, as follows:

BEGINNING at a 36" Hackberry Tree (marked by a witness iron pin set at 2 feet southeast of said tree) in the northerly right-of-way of Park Circle, at the Southwest corner of the herein-described tract and the Southeast corner of the Sweeney property of record in Instrument No. 20100125-0006213, R.O.D.C., TN. Said beginning point being located 63.71' in a northeasterly direction as measured along the right-of-way of Park Circle, from an existing concrete monument at the intersection of Becker Avenue. Thence, from said POINT OF BEGINNING, leaving the right-way of Park Circle, with the line of Sweeney, N 41°34'44" W – 93.55' to an iron pin set at a fence corner, in the line of Grammer of record in Instrument No. 20140228-0017264, R.O.D.C., TN. Thence, with the line of Grammer, N 48°21'21" E – 57.31' to an iron pin set at a fence corner, in the line of Childers of record in Instrument No. 20150708-0066158, R.O.D.C., TN. Thence, with the line of Childers, S 42°18'48" E – 117.72' to an iron pin set in the northerly right-of-way of Park Circle. Thence, with said right-of-way, S 71°00'00" W – 63.71' to the POINT OF BEGINNING, containing 6,135 square feet.

Being the same property conveyed by Warranty Deed from Rebekah Childers and Justin Childers, wife and husband to Cobalt Ventures, LLC, a Tennessee limited liability company, as recorded on the 24th day of April, 2017 in Instrument No. 20170424-0039700 and Quitclaim Deed from Sara D. Wylie, unmarried to Rebekah Childers and Justin Childers, wife and husband, as recorded on the 8th day of July, 2015 in Instrument No. 20150708-0066157, in the Register's Office of Davidson County, Tennessee.

See Deed of Correction of record in Instrument No. 20171019-0107183, 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 MAP OF SUBDIVISION NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY PROPERTY, as recorded in Plat Book 974, Page(s) 11.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1298, Page 654.

Easement of record in Instrument No. 20171019-0107184, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 161 B PARK CIRCLE Old Hickory, TN 37138-2637.

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 6th day of October, 2017.

Cobalt Ventures, LLC, a Tennessee limited liability company

By: Trevor Garrett, 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 a Member of Cobalt Ventures, LLC, a Tennessee limited liability company, 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.

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

Witness my hand, at Office, this 6th day of October 2017.

Notary Public

My Commission Expires: _____