Bill Garrett Davidson County
Batch# 31785 DEEDWARR
11/30/2017 01:31:47 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20171130-0122326

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $90,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 28th day of November, 2017.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cobalt Ventures, LLC 109 Hickerson St Old Hickory, TN 37138	Cobalt Ventures, LLC 807 Bradford Ave Nashville, TN 37204	044-01-0 011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD E. NOLLNER AND BEVERLY NOLLNER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COBALT VENTURES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Units A and B on the Plan of Homes at 107 and 109 Hickerson Street, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171024-0109069, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ronald E. Nollner and wife, Beverly Nollner, by deed from Rebecca Carter Scott, Executrix of the Estate of Margarette Yates Carter, deceased, of record in Instrument No. 20151217-0126882, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ✓ UNIMPROVED PROPERTY KNOWN AS 109 Hickerson St, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

RGN
BN

Witness my hand this the 28th day of November, 2017.

Ronald E. Nollner

Beverly Nollner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald E. Nollner and Beverly Nollner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY