Bill Garrett Davidson County
Batch# 75638 DEEDWARR
04/03/2018 08:04:10 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20180403-0030716

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18021504O**	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Cobalt Ventures, LLC 807 Bradford Ave Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 04405005100

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, **Rental Acquisition Group, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cobalt Ventures, LLC, a Tennessee limited liability company**, ("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 A and Unit B, 305 KEETON AVENUE, a horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20180326-0028307, and as shown on plat of 305 KEETON AVENUE recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from L.C. Anderson, as Trustee for the L.C. Anderson Living Trust dated December 29, 2003 to Rental Acquisition Group, a Tennessee General Partnership, as recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095632; Trustee's Deed from Andy Maloney, as Trustee to L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003, as recorded on the 14th day of July, 2016 in Instrument No. 20160714-0072067 and Warranty Deed from L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003 to James Walker, as recorded on the 13th day of September, 2012 in Instrument No. 20120913-0083254, 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 2018 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Instrument No. 20120725-0065331 and 20180326-0028307.

Access Easement Agreement of Record in Instrument No 20180403-0030715, in the Register's Office of Davidson County, Tennessee.

This is unimproved property located at 305A and 305B KEETON AVE Old Hickory, TN 37138-3807

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 28th day of March, 2018.

Rental Acquisition Group, a Tennessee General Partnership

BY: Paul Budslick
Paul Budslick, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Budslick, 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 General Partner of Rental Acquisition Group, a Tennessee General Partnership, 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 28th day of March, 2018.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

