Bill Garrett Davidson County
Batch# 79882 DEEDWARR
04/11/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20180411-0034268

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215117**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is $229,900.00. ~~Affiant~~ Subscribed and sworn to before me, this 11th day of April, 2018. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Eliu Velez-Vargas and Jessica Nicole Velez 4309 WOODS STREET Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06413003500

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eliu Velez-Vargas and Jessica Nicole Velez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. Clover, 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.

Being part of the same property conveyed to Cobalt Ventures, LLC by Warranty Deed from Janet E. Glover, recorded on the 7th day of August, 2017 in Instrument No. 20170807-0080281, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRYVILLE, as recorded in Plat Book 421, Page(s) 117.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10644, Page 158.

This is improved property located at 4309 WOODS STREET Old Hickory, TN 37138.

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 11th day of April, 2018.

Cobalt Ventures, LLC

By: Robert Kyle Lehning, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Kyle Lehning**, 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 Authorized Agent for Cobalt Ventures, LLC, 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 11th day of April, 2018.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER