This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027
ALW-18-2221

Bill Garrett Davidson County
Batch# 112388 DEEDWARR
07/03/2018 01:46:53 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20180703-0064578

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $420,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2018.

Notary Public
My commission expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric Franklin Gray 2221A Winford Ave Nashville, TN 37211	New Owner	118-04-0N 001.00

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, COBALT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC GRAY, A SINGLE MAN, 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 Unit No. 2221A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2221 Winford Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171030-0110826, and being show on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company, by deed from Thomas A. Hadden and wife, Bobbi Hadden, dated 09/28/2017, of record in Instrument No. 20171002-0100526, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2221A Winford Ave, Nashville, TN 37211.

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.

Witness my hand this the 29th day of June, 2018.

Cobalt Ventures, LLC

By: _____
Trevor J. Garrett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor J. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Cobalt Ventures, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor J. Garrett as such MEMBER.

Witness my hand and official seal this 29th day of June, 2018.

My Commission Expires: 9-10-2018

_____
Notary Public

