THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516300B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $42,500.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2018. Notary Public My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 114445 DEEDWARR
07/10/2018 02:17:47 PM 2 pgs
Fees: $13.00 Taxes: $157.25

20180710-0066592

WARRANTY DEED

Address New Owner: Cobalt Ventures, LLC 327B Keeton Avenue Old Hickory TN 37138	Send Tax Bills To: New Owner 807 Bradford Avenue Nashville, TN 37204	Tax Information: Tax Parcel ID No. P/O 044-01-0-018.00

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, **Charron & Williams, LLC, a Tennessee limited liability company** ("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:

A tract of land in Davidson County, Tennessee, fronting 100 feet on the Easterly side of Keeton Avenue and runs back 287.5 feet on the Northerly line and 285.1 feet on the Southerly line to a rear line which measures 100 feet.

Also described as:
Unit B, together with any and all limited common elements or private elements as established by and set forth in that certain Declaration of Covenants, Conditions and Restrictions for 327 Keeton Avenue, A Horizontal Property Regime with Private Elements, of record as Instrument Number 20180620-0059421, Register's Office for Davidson County, Tennessee, to which Declaration reference is made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from Charron & Williams, LLC, a Tennessee limited liability company to Charron & Williams, LLC, a Tennessee limited liability company, as recorded on the 14th day of February, 2017 in Instrument No. 20170214-0015453; part of Quitclaim Deed from Swinging Bridge Road Partnership, a Tennessee general partnership to Charron & Williams Partnership, a Tennessee general partnership, as recorded on the 17th day of May, 2012 in Instrument No. 20120517-0043005; part of Quitclaim Deed from Edith L. Williams, Vernon M. Williams, Jr. and wife, Kay O. Williams and James A. Charron and wife, Patricia W. Charron to Swinging Bridge Road Partnership, a Tennessee general partnership, as recorded on the 30th day of December, 1994 in Deed Book 9559, Page 961 and Warranty Deed (Corporate Form) from Nashville Industrial Corporation to Edith L. Williams, a 1/3 undivided interest, Vernon M. Williams, Jr., and wife, Kay O. Williams, a 1/3 undivided interest, and James A. Charron and wife, Patricia W. Charron, a 1/3 undivided interest, as recorded on the 5th day of January, 1973 in Deed Book 4670, Page 345, in the Register's Office of Davidson County, Tennessee.

Grantor reserves for the benefit of itself, its successors and assigns, as owners of all or any portion of that certain property known as 0 Swinging Bridge Road, Nashville, Davidson County, Tennessee, Tax Parcel 04401001300, as more fully described in Quitclaim Deed of Record as Instrument Number 20170214-

0015453, Register's Office for Davidson County, Tennessee, a permanent easement for installation, maintenance and repair of utilities within, over and across that certain 20' Underground Utility Easement as set forth on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 327 Keeton Avenue, a Horizontal Property Regime with Private Elements, recorded at Instrument Number 20180620-0059421, said Register's Office.

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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Grant of Easement of record in Instrument No. 20180703-0064665.

This is improved property located at 327B Keeton Avenue 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 9th day of July, 2018.

Charron & Williams, LLC

Jeffrey O. Williams, Manager

BY: Jeffrey O. Williams, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey O. Williams, with whom I am personally acquainted, and who acknowledged himself to be the Manager of Charron & Williams, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 9th day of July, 2018.

Notary Public
My Commission Expires: _____

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