Karen Y Johnson Davidson County
Batch# 135888 **DEEDWARR**
09/04/2018 10:20:12 AM 2 pgs
Fees: $13.00 Taxes: $998.26

20180904-0087072

**Return to:**
**Security Title & Escrow Company, LLC**
**1517 Hatcher Lane, Ste.A**
**Columbia, TN 38401**

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 Maury

The actual consideration or value, whichever is greater is $269,800.00.

Elizabeth Grooms
Affiant

Subscribed and sworn before me this the 30th day of August, 2018.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

Notary Public
My commission expires:

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Rhett C. Noland<br>107 Hickerson Street<br>Old Hickory, TN 37138 | Same | 044-01-0A 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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RHETT C. NOLAND, AN UNMARRIED PERSON, 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 A 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 Cobalt Ventures, LLC, by deed from Ronald E. Nollner and Beverly Nollner, dated 11/28/2017, of record in Instrument No. 20171130-0122326, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 107 Hickerson Street, 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.

Witness my hand this the 30th day of August, 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 managing member of the within named bargainor, a limited liability company, and that he, as such managing member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Trevor J. Garrett as such managing member.

Witness my hand and official seal this 30th day of August, 2018.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY