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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717075** Karen Y Johnson Davidson County Batch# 137587 **DEEDWARR** 09/06/2018 12:17:30 PM 2 pgs Fees: $13.00 Taxes: $1,063.75 20180906-0088362	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,500.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2018. Notary Public My Commission Expires: ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

WARRANTY DEED

Address New Owner: Cobalt Properties II, LLC 807 Bradford Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-14-0-132.00

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, **Robert Patrick Holmes, III and Kimberly A. Beam Holmes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cobalt Properties II, 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 parts of the South parts of Lots 9 through 17 inclusive of Block A on the Map of Yowell Place as of record in Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of the South parts of Lots 9 through 17 fronts 95 feet on the Westerly side of Hillcrest Drive and run back between lines 236.8 feet on the Northerly parts of said lots, and 245 feet on the Southerly side along a 5 foot strip between said parts of said lots, and the Northerly line of lot 18 on said Plan; to a line at the rear measuring 81 feet thereon which rear line is part of the Easterly line of lot 8 on said plan.

Being the same property conveyed to Robert Patrick Holmes, III and Kimberly A. Beam Holmes, husband and wife by Warranty Deed from Rex A. Frazier, unmarried, recorded on the 13th day of June, 2016 in Instrument No. 20160613-0059482, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to County of Davidson taxes for the year 2018 and thereafter, not yet due and payable and all restrictions, dedication, conditions, reservations, easements and other matters appearing on the map of record in Book 974, page 61, Register's Office for Davidson County, Tennessee.

This is improved property located at 114 Hillcrest Drive Madison TN 37115

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 31st day of August, 2018.

Robert Patrick Holmes, III

Kimberly A. Beam Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Patrick Holmes, III and Kimberly A. Beam Holmes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018