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 Rutherford

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 7th day of September, 2018.

Notary Public
My commission expires: 9-16-19

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 140425 **DEEDWARR**
09/13/2018 09:05:27 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180913-0090778

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Greg Rodgers and Alicia Rodgers 109 Hickerson St. Old Hickory, TN 37138	Same	044-01-0A 002.00

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 GREG RODGERS AND ALICIA RODGERS, HUSBAND AND WIFE, 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 B 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 109 Hickerson St., 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 7th day of September, 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 7th day of September, 2018.

My Commission Expires:
9-10-2018

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY