THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817618

Karen Y Johnson Davidson County
Batch# 149975 **DEEDWARR**
10/09/2018 08:41:10 AM 2 pgs
Fees: $13.00 Taxes: $691.90

20181009-0099789

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $187,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cobalt Ventures, LLC 807 Bradford Avenue Nashville, TN 37204	New Owner	Tax Parcel ID No. 04307006700 (parent parce

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, **Tim Polston and James Polston,** ("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:

Land in Davidson County, Tennessee, being Units A, B, C, D, E, F, G, H, I, J and K, 309 MYATT DRIVE, as established by Declaration of Covenants, Conditions and Restrictions for 309 Myatt Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180227-0018261, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tim Polston and James Polston by Warranty Deed from Ronald D. Williams and wife, Doris A. Williams, recorded on the 25th day of January, 2017 in Instrument No. 20170125-0008111, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Tim Polston as Attorney-in-fact for James Polston which Power of Attorney is recorded in Instrument No. 20181009-0099788, Register's office for Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, ARCHWOOD ACRES, as recorded in Plat Book 2331, Page(s) 12.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180227-0018261.

Agreement for Dedication of Public Right-of-way as set forth in instrument recorded in Instrument No. 20170728-0076573.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170905-0091003.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20170629-0065508.

This is unimproved property located at 309 Myatt 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 5th day of October, 2018.

Tim Polston

James Polston by Tim Polston as Attorney-in-fact

Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tim Polston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Polston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James Polston and that he is authorized by James Polston to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021