Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

Karen Y Johnson Davidson County
Batch# 153831 **DEEDWARR**
10/24/2018 02:20:08 PM 2 pgs
Fees: $13.00 Taxes: $146.15

20181024-0105500

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2018.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Cobalt Ventures, LLC 807 Bradford Ave Nashville, TN 37204	New Owner	044050093.00 (PARTIAL)

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James S. Edgen and wife, Deborah J. Edgen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cobalt Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 2, Final Plat Re-Subdivision of Lots 65 thru 68, Rayon City, recorded in Instrument No. 20181017-0103060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James S. Edgen and wife, Deborah J. Edgen, by deed from the Secretary of Veterans Affairs, of record in Book 8884, Page 147, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 Grantee, its 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 22nd day of October, 2018.

James S. Edgen

Deborah J. Edgen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James S. Edgen and wife, Deborah J. Edgen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: December 6, 2020

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY