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

CRT File No. 181018196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $40,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Notary Public
My Commission Expires: _____

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

Karen Y Johnson Davidson County
Batch# 156224 **DEEDWARR**
11/02/2018 01:28:27 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20181102-0108897

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. P/O 06409012200

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, **James H. Bearden, unmarried** ("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 Lot 4, Block 4, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed by Warranty Deed from Revita Properties, LLC to James H. Bearden, as recorded on the 8th day of February, 2016 in Instrument No. 20160208-0011976; part of Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association to Revita Properties, LLC, as recorded on the 4th day of September, 2015 in Instrument No. 20150904-0090294; part of Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee to Federal National Mortgage Association, as recorded on the 15th day of May, 2015 in Instrument No. 20150515-0045032; part of Warranty Deed from Vickey Dianae Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurry, Ronnie Wayne Adams and Rickey Fentress Adams, by intestate succession of the Estate of Harriett Adams Barnes to Jeffrey T. Mabry and wife, Cathy L. Mabry, as tenants by the entirety, as recorded on the 17th day of December, 2001 in Instrument No. 20011217-0139074, re-recorded at Instrument No. 20020118-0007577, in the Register's Office of 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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRYVILLE, as recorded in Plat Book 421, Page(s) 117.

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 2nd day of November, 2018.

James H. Bearden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of November, 2018.

Notary Public

My Commission Expires:

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