Karen Y Johnson Davidson County
Batch# 167575 DEEDWARR
11/27/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $823.25
20181127-0115748

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 181018053**<br>CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $222,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of November, 2018.<br><br>Notary Public<br>My Commission Expires: 12/20/2020 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Alexandria Rusley<br>305B Keeton Avenue<br>Old Hickory TN 37138 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>P/O 04405005100 |

**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, **Cobalt Ventures, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandria Rusley, single woman,**, ("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 Unit B, 305 Keeton Avenue, a horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20180326-0028307, and as shown on plat of 305 Keeton Avenue recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Rental Acquisition Group, a Tennessee General Partnership, recorded on the 3rd day of April, 2018 in Instrument No. 20180403-0030716, 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.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20120725-0065331 and 20180326-0028307.

Access Easement Agreement recorded at Instrument No. 20180403-0030715.

This is improved property located at 305B Keeton Avenue Old Hickory TN 37138

**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 27th day of November, 2018.

Cobalt Ventures, LLC, a Tennessee limited liability company

BY: Trevor J. Garrett, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trevor J. Garrett, with whom I am personally acquainted, and who acknowledged himself to be the Member of Cobalt Ventures, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 27th day of November, 2018.

Notary Public
My Commission Expires: 7/9/2022

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

# *TRUE COPY CERTIFICATION*

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

