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

CRT File No. 181018269

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $142,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 177225 **DEEDWARR**
12/21/2018 02:26:53 PM 2 pgs
Fees: $13.00 Taxes: $527.25

20181221-0124523

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cameron Hunt and Amy Hunt, and Robert Dold 1417 Plantation Dr Brentwood, TN 37027	New Owner	Tax Parcel ID No. 043-07-0-067.00

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 **Cameron Hunt and Amy Hunt, husband and wife and Robert Dold, as joint tenants with right of survivorship**, ("Grantees"), their 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 s E, F, G, on the Horizontal Property Regime for 309 Myatt Drive, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180227-0018261, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to COLBALT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TIM POLSTON and JAMES POLSTON, of record in Instrument No. 20181009-0099789, dated October 5, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 043-07-0A-005.00-CO, 043-07-0A-006.00-CO, 043-07-0A-007.00-CO

Matters shown on the Plan of record in Plat Book 2331, page 12, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20170629-0065508, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180227-0018261, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20170728-0076573, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument No. 20170905-0091003, said Register's Office.

This is improved property located at 309 Myatt Drive, Units E, F & G 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 21st day of December, 2018.

Cobalt Ventures, LLC

By: Trevor J. Garrett, Sole 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 Sole 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 21st day of December, 2018.

Notary Public

My Commission Expires: _____

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