THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018175** Karen Y Johnson Davidson County Batch# 179094 **DEEDWARR** 12/31/2018 10:22:59 AM 2 pgs Fees: $13.00 Taxes: $259.00 20181231-0126273	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2018. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Barnett and Arian Barnett	New Owner	043-07-0A-008.00 CO
857 Avenue A		043-07-0A-009.00 CO
Redondo Beach, CA 90277		043-07-0A-010.00 CO
		043-07-0A-011.00 CO

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 **Kevin Barnett and Arian Barnett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units 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 part of the same property conveyed by Warranty Deed from Tim Polston and James Polston to Cobalt Ventures, LLC, a Tennessee limited liability company, as recorded on the 9th day of October, 2018 in Instrument No. 20181009-0099789; part of Warranty Deed from Ronald D. Williams and wife, Doris A. Williams to Tim Polston and James Polston, as recorded on the 25th day of January, 2017 in Instrument No. 20170125-0008111; part of Quitclaim Deed from Florence V. Williams (widowed) to Ronald D. Williams and wife Doris A. Williams and Florence V. Williams as joint tenants with right of survivorship, as recorded on the 7th day of May, 2007 in Instrument No. 20070507-0054506 and part of Warranty Deed from Robert E. Lee and wife, Joy Marie A. Lee to Guy M. Williams and wife, Florence V. Williams, as recorded on the 5th day of August, 1964 in Deed Book 3797, Page 585, 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 SECTION TWO, ARCHWOOD ACRES, as recorded in Plat Book 2331, Page(s) 12.

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

Easement for Sanitary Sewer, recorded in Instrument No. 20170905-0091003.

Easement recorded in Book 4383, Page 814.

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

Declaration of Restrictions & Covenants for Stormwater Facilities recorded at Instrument No. 20170629-0065508.

This is improved property located at 309 Myatt Drive Units H I J and K 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 28th day of December, 2018.

Cobalt Ventures, LLC

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 28th day of December, 2018.

Notary Public
My Commission Expires: _____

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