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

CRT File No. 190118847

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $239,900.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2019.

Notary Public
My Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 192189 DEEDWARR
02/06/2019 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190206-0011246

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Moshier 327A Keeton Avenue Old Hickory TN 37138	New Owner 327A Keeton Ave Old Hickory, TN 37138	Tax Parcel ID No. 044-10-018.00 (Parent Par

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 **James Moshier, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 327 Keeton Avenue, a Horizontal Property Regime with Private Elements, together with all Private Elements and Limited Common Elements of said Unit, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 327 Keeton Avenue, a Horizontal Property Regime, of record in Instrument Number/Book and Page 20180620-0059421 amended at 20181023-0104951, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Warranty Deed from Charron & Williams, LLC, a Tennessee limited liability company to Cobalt Ventures, LLC, a Tennessee limited liability company as recorded on the 10th day of July, 2018 in Instrument No. 20180710-0066585, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20180620-0059421, amended at Instrument No. 20181023-0104951.

Easement for Driveway Encroachment, recorded in Instrument No. 20180703-0064665.

Reservation of easement as reflected on Instruments 20180710-0066592 and 20180710-0066585

This is improved property located at 327A 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 5th day of February, 2019.

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 5th day of February, 2019.

Notary Public
My Commission Expires: _____

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