Karen Johnson Davidson County
Batch# 204481 DEEDWARR
03/11/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $823.25
20190311-0022087

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219226**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ SUMNER) The actual consideration or value, whichever is greater, for this transfer is $222,500.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires: 11 30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30 2020
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Auvonleah Ripley and Alex M. Ripley 305A Keeton Avenue Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044-05-0-051.00 (Parent P

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 **Auvonleah Ripley and Alex M. Ripley, wife and husband**, ("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, 305 Keeton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 305 Keeton Avenue, a Horizontal Property Regime, of record in Instrument Number 20180326-0028307, 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 part of the same property conveyed by Warranty Deed from Rental Acquisition Group, a Tennessee General Partnership to Cobalt Ventures, LLC, a Tennessee limited liability company as recorded on the 3rd day of April, 2018 in Instrument No. 20180403-0030716 and part of Warranty Deed from L.C. Anderson, as Trustee for the L.C. Anderson Living Trust dated December 29, 2003 to Rental Acquisition Group, a Tennessee General Partnership as recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095632, 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 as set forth in instrument recorded in Instrument No. 20180403-0030715.

This is improved property located at 305A 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 8th day of March, 2019.

Cobalt Ventures, LLC, a Tennessee limited liability company

BY: Trevor 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 8th day of March, 2019.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

