Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 225863 **DEEDWARR**
05/03/2019 03:35:58 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20190503-0041759

2019-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me this 30th day of April, 2019.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Brandon	Quicken Loans Inc.	161-16-0A-083.00-C
404 Shadow Glen Drive	PO Box 6577	
Nashville, TN 37211	Carol Stream, IL 60197	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cobalt Properties I, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathan Brandon, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 83 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520- 0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 404 Shadow Glen, LLC, a Tennessee limited liability company by Warranty deed from Shawn M. Anderson now being known as Shawn M. Poston, married of record in Instrument No. 20141210-0112920 Register's Office for Davidson County, Tennessee, dated December 4, 2014 and recorded on December 10, 2014.

Being the same property conveyed to Cobalt Properties I, LLC by deed from 404 Shadow Glen, LLC of record in Instrument No. 20161219-0132742 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **404 Shadow Glen Drive, Nashville, Tennessee 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

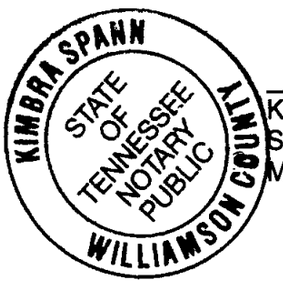
Witness my hand this 30th day of April, 2019.

Cobalt Properties I, LLC
By: Trevor Garrett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Trevor Garrett**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **Cobalt Properties I, LLC, a Tennessee limited liability company**, and that he is authorized by **Cobalt Properties I, LLC** to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2019.



Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 2/20/2023