Karen Johnson Davidson County
Batch# 283071 DEEDWARR
09/09/2019 04:08:02 PM 2 pgs
Fees: $13.00 Taxes: $821.40
20190909-0091062

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2019.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-134

Address of New Owner:	Send Tax Bills to:	Tax Information:
Prashant Dogra and Bhavna Dogra	CapStar Bank	
9958 Winecrest Road	2002 Richard Jones Rd., Ste. 300A	064-13-0-034.00
San Diego, CA 92127	Nashville, TN 37215	

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 II, LLC, a Tennessee limited liability company,

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

Prashant Dogra and Bhavna Dogra, husband and wife,

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

Land in Davidson County, Tennessee, being Lot No. 26 of Block 3 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cobalt Properties II, LLC, a Tennessee limited liability company by Quitclaim deed from Cobalt Ventures, LLC of record in Instrument No. 20180410-0033555 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 10, 2018.

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

This is improved property located at **4311 Woods Street, Nashville, TN 37138.**

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 to the said land to the said GRANTEES, their heirs and assigns, against the lawful 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 14th day of August, 2019.

Cobalt Properties II, LLC

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, the within named Trevor J. 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 Sole Member of Cobalt Ventures, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Ventures, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2019.



Notary Public
My Commission Expires: 6/13/2022