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 $315,000.00.

April D Blidsman
Affiant

Subscribed and sworn to before me this 10th day of September, 2019.

Notary Public
My Commission Expires: 6/13/2022

Karen Johnson Davidson County
Batch# 286069 DEEDWARR
09/16/2019 10:42:31 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20190916-0093543

2019-91

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Frank	OnY Glo, Inc.	
12114 Herbert Street	6 Hutton Centre Dr., Suite 1030	043-14-0-132.00
Los Angeles, CA 90066	Santa Ana, CA 92707	

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

David Frank, a married man,

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

Land in Davidson County, Tennessee, being parts of the South parts of Lots 9 through 17 inclusive of Block A on the Plan of Yowell Place of record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of the South parts of Lots 9 through 17 fronts 95 feet on the Westerly side of Hillcrest Drive and run back between lines 236.8 feet on the Northerly parts of said lots, and 245 feet on the Southerly side along a 5 foot strip between said parts of said lots, and the Northerly line of lot 18 on said Plan; to a line at the rear measuring 81 feet thereon which rear line is part of the Easterly line of lot 8 on said plan.

Being the same property conveyed to Robert Patrick Holmes, III and Kimberly A. Beam Holmes, husband and wife by Warranty deed from Rex A. Frazier, unmarried of record in Instrument No. 20160613-0059482 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 13, 2016.

Being the same property conveyed to Cobalt Properties II, LLC, a Tennessee limited liability company by Warranty deed from Robert Patrick Holmes, III and Kimberly A. Beam Holmes, husband and wife of record in Instrument No. 20180906-0088362 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018.

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

This is improved property located at **114 Hillcrest Drive, Nashville, TN 37115.**

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 our hands this 10th day of September, 2019.

Cobalt Properties II, LLC

By: Eric Jones, Authorized Signer

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 Eric Jones, 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 Authorized Signer of Cobalt Properties II, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Properties II, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022