(Conveyance taxes already paid on Instrument No. 20191016-0105940)

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 305857 DEEDWARR
10/24/2019 01:58:01 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191024-0109210

CORRECTIVE WARRANTY DEED

WHEREAS, TENTEX Partners, LLC, a Tennessee limited liability company, ("Grantor") conveyed property to Cobalt Ventures, LLC, ("Grantee") by Warranty Deed dated September 30, 2019, recorded October 16, 2019, in Instrument No. 20191016-0105940, Davidson County, Tennessee Register of Deeds office (the "Deed"); and

WHEREAS, the Deed contained the incorrect name for Grantee vesting; and

WHEREAS, Grantor and Grantee desire to correct the Deed to provide for the correct Grantee name;

NOW, THEREFORE, Grantor and Grantee execute this Corrective Warranty Deed to correct in its entirety the Warranty Deed recorded in Instrument No. 20191016-0105940 to read as follows:

THIS INDENTURE is made and entered into this 22nd day of October, 2019 by and between **TENTEX Partners, LLC, a Tennessee limited liability company**, hereinafter referred to as GRANTOR, and **Cobalt Properties III, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE the following described property lying in City of Old Hickory, County of Davidson, State of Tennessee, more particularly described as follows:

Land being located in the 11th Civil District of Davidson County, Tennessee.

The overall site is bounded on the southeast by Old Hickory Boulevard, on the southwest by the Cumberland River on the northwest by Charles D. & Faye Juanita Carter in Instrument No. 20050805-0092156, Register's Office for Davidson County, Tennessee and on the northeast by the rear of properties on the south margin of Scenic View Road on the survey shown hereon was surveyed by Dale and Associates, Inc. on January 9, 2012, and being more particularly described by metes and bounds as follows:

Commencing at a point in the intersection of Scenic View Road and Shelby Street, thence in a southeasterly direction, 348' +/- the Point of Beginning on the southwesterly margin of Scenic View Road.

Thence, along said road, South 44 degrees 09 minutes 06 seconds East, a distance of 345.30 feet to a point;

Thence, leaving said road along and with the northwesterly line of Wilma Jean Larkins in deed book 3862, page 325, Register's Office for Davidson County, Tennessee. South 52 degrees 04 minutes 31 seconds West, a distance of 743.50 feet to a point;

Thence, leaving said property and creating a dividing line for the southwest line of heron property, North 34 degrees 12 minutes 00 seconds West, a distance of 372.23 feet to an iron rod found at a fence corner and being the southeast corner of DAL-MAC Properties, LLC, in Instrument No. 20070530-0064243 Register's Office for Davidson County, Tennessee.;

Thence, with the southeast line of said property and passing an iron disturbed at 352.00 feet being the southeast corner of Richard L. Escue and K. Ann James in Deed Book 11449, page 163, Register's Office for Davidson County, Tennessee. North 54 degrees 31 minutes 21 seconds East, a total distance of 423.25 feet to an iron rod found. Being the southeast corner of Carl Thomas McClung in Deed Book 11430, page 688, Register's Office for Davidson County, Tennessee;

Thence, with said property North 54 degrees 18 minutes 11 seconds East, a distance of 250.20 feet to the point of beginning, containing 254,379,603 square feet, 5.840 acres more or less.

Being the same property conveyed to TENTEX Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael Smiley and J.T. Frazier, as tenants in common, dated April 6, 2017, recorded May 5, 2017, of record in Instrument No. 20170505-0044662, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Michael Smiley and J. T. Frazier, as tenants in common by Warranty Deed from Scenic View Investments, LLC, dated March 20, 2017, recorded March 23, 2017, of record in Instrument No. 20170323-0028591, Register's Office for Davidson County, Tennessee.

This is [ ]improved [X]unimproved property known as: 0 Old Hickory Blvd, Old Hickory 37138

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR, will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 22nd day of October 2019.

GRANTOR:

TENTEX Partners, LLC, a Tennessee limited liability company

By: _____
Michael Smiley, Managing Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Michael Smiley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Managing Member** of **TENTEX Partners, LLC**, the within named bargainor, a limited liability company, and that he as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand and seal, at office in Franklin, this the 22 day of October, 2019.

_____
Notary Public
My Commission Expires:_____



GRANTEE on original Warranty Deed:

Cobalt Ventures, LLC

By: _____
Trevor Garrett, Manager

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, April D. Wideman, a Notary Public of said State and County aforesaid, personally appeared **Trevor Garrett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Cobalt Ventures, LLC**, the within named bargainor, a limited liability company, and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and seal, at office in Franklin, this the 24th day of October, 2019.

April D. Wideman
Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Correct GRANTEE:

Cobalt Properties III, LLC

By: _____
Trevor Garret, Manager

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, April D. Wideman, a Notary Public of said State and County aforesaid, personally appeared **Trevor Garrett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Cobalt Properties III, LLC**, the within named bargainor, a limited liability company, and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and seal, at office in Franklin, this the 24th day of October, 2019.

April D. Wideman
Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Cobalt Properties III, LLC
807 Bradford Ave
Nashville, TN 37204

Send Tax Statements to:
New Owner

Map & Parcel: 04400005800

File No. 19-1-561