THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190923006** Karen Johnson Davidson County Batch# 322464 DEEDWARR 12/02/2019 09:41:19 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20191202-0123292	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this26th day of November, 2019. Notary Public My Commission Expires: 3/13/202 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Trevor Garrett 807 Bradford Ave. Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-07-0A-005.00-CO 043-07-0A-006.00-CO

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, **Cameron Hunt and Amy Hunt, husband and wife and Robert Dold, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Trevor Garrett**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units " E " and " F ", on the Horizontal Property Regime for 309 Myatt Drive, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180227-0018261, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to CAMERON HUNT AND AMY HUNT, HUSBAND AND WIFE AND ROBERT DOLD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from COBALT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20181221-0124523, dated December 21, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 043-07-0A-005.00-CO and Map-Par. 043-07-0A-006.00-CO.

Matters shown on the Plan of record in Plat Book 2331, page 12, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20170629-0065508, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180227-0018261, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20170728-0076573, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170905-0091003, said Register's Office.

This is improved property located at 309 Myatt Drive, Unit F Madison TN 37115

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 26th day of November, 2019.

Cameron Hunt

Amy Hunt by Cameron Hunt, her Attorney-in-Fact

Robert Dold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amy Hunt and that he is authorized by Amy Hunt to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of November, 2019.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Dold, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2019.

Notary Public

My Commission Expires: _____

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