Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 346109 DEEDWARR
01/22/2020 08:56:04 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200122-0007688

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2019-379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

April D. Wilderman
Affiant

Subscribed and sworn to before me this 16th day of January, 2020.

Notary Public
My Commission Expires: 6/13/2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Graham J. Reid and Samantha D. Reid	Ascend Federal Credit Union	
104 Tiger Circle	520 Airpark Drive	050-11-0A-019.00-CO
Nashville, TN, 37207	Tullahoma, TN 37388	

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 Ventures LLC, a Tennessee limited liability company,

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

Graham J. Reid and Samantha D. Reid, 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. 19 on the Plan of Final Plat of Timberwood, Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669 and 20080211-0013761, 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 Ventures, LLC, a Tennessee limited liability company by Warranty deed from Habitat for Humanity of Greater Nashville, Inc., a Tennessee corporation of record in Instrument No. 20190625-0061141 Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 25, 2019.

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

This is improved property located at **104 Tiger Circle, Nashville, TN 37207.**

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 16th day of January, 2020.

Cobalt Ventures, LLC

By: Trevor Garrett
Its: 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 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 16th day of January, 2020.

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

