Karen Johnson Davidson County
Batch# 369884 DEEDWARR
03/10/2020 09:37:55 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200310-0026645

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 $225,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 6th day of March, 2020.

Notary Public
My Commission Expires: 6/13/2022

2020-48

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicolas Chouard	First Farmers and Merchants Bank	
505 Swiss Avenue	816 South Garden Street	161-15-0B-034.00-CO
Nashville, TN, 37211	Columbia, TN 38401	

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 I, LLC, a Tennessee limited liability

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

Nicolas Chouard, an unmarried man,

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

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of RoseMonte Townhomes, of record in Instrument Number 20051117-0138877, as amended in Instrument Number 20070517-0059078, 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 505 Swiss, LLC by Warranty deed from Isla M. Lake, unmarried of record in Instrument No. 20150313-0021833 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Cobalt Properties I, LLC by Quitclaim deed from 505 Swiss, LLC of record in Instrument No. 20161219-0132741 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016.

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

This is improved property located at **505 Swiss Avenue, Unit 34, Nashville, TN 37211.**

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 5th day of March, 2020.

Cobalt Properties I, LLC

By: Trevor Garrett, 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 Properties I, LLC, a Tennessee limited liability company, and that he is authorized by Cobalt Properties I, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2020.

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

