Karen Johnson Davidson County
Batch# 399840 DEEDWARR
05/14/2020 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $259.00
20200514-0049959

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 $70,000.00.

Affiant

Subscribed and sworn to before me this 7th day of May, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-30

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cobalt Ventures, LLC	New Owner	
807 Bradford Avenue		043-07-0-047.00
Nashville, TN 37204		

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

Roger F. Williams, married, individually and as Executor of the Estate of Betty Williams Jones, deceased, Joseph G. Donaldson, married, Earl Lee Williams, married and Scott Anderson, married

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

Cobalt Ventures, LLC, a Tennessee limited liability company,

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

Being Lot 38 of an unrecorded plan in Block 13, of a recorded plan as of record in Book 1130, Page 37, known as the Anderson Estates: Said lot begins at a point 90.3 feet from a monument at the northwest corner of Roosevelt Ave. and Myatt Drive, on the westerly margin of Myatt Drive; thence Westwardly 136 feet between the common lines of Lots Nos. 37 and 38 to a point of the common corners of Lots Nos. 37, 38, 63 and 64; thence Northwardly 65 feet between the common lines of Lot Nos. 38 and 63 to a point of the common corners of Lots Nos. 38, 39, 62 and 63; thence Eastwardly 136 feet between the common lines of Lot Nos. 38 and 39 to a point on the westerly margin of Myatt Drive; thence along said margin Southwardly 65 feet to the point of beginning.

Being the same property conveyed to Fielding B. Williams and wife, Betty Williams by Warranty Deed from J. B. Kennaston and wife, Olga Kennaston of record in Book 2030, Page 43, Register's Office for Davidson County, Tennessee, dated December 6, 1951 and recorded on December 7, 1951.

Fielding B. Williams having since died, leaving Betty Williams sole tenant.

Betty Williams Jones having died on June 13, 2009. The Estate of Betty Williams Jones having been probated in the Seventh Circuit Court for Davidson County, Tennessee at Docket Number 10P974. Betty Williams and Betty Williams Jones being one and the same person.

Affidavit of heirship recorded February 8, 2011 in Instrument No. 20110208-0011005, Register's Office of Davidson County, Tennessee.

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

This is improved property located at **308 Myatt Drive, Madison, 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 7th day of May, 2020.

Roger F. Williams, Individually

Roger F. Williams, Executor of the Estate of Betty Wiliams Jones, deceased

Joseph G. Donaldson by Roger F. Williams his attorney-in-fact

Earl Lee Williams by Roger F. Williams his attorney-in-fact

Scott Anderson by Roger F. Williams his attorney-in-fact

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 Roger F. Williams, 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.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Roger F. Williams, Executor of the Estate of Betty Williams Jones, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Roger F. Williams, 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 attorney in fact for Joseph G. Donaldson and that he is authorized by Joseph G. Donaldson to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Roger F. Williams, 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 attorney in fact for Earl Fee Williams and that he is authorized by Earl Lee Williams to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Roger F. Williams, 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 attorney in fact for Scott Anderson and that he is authorized by Scott Anderson to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

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 D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY