This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 408631 DEEDWARRSP
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Fees: $38.00 Taxes: $950.90
20200601-0056177

SPECIAL WARRANTY DEED

FROM: CHARRON & WILLIAMS, LLC, a Tennessee limited liability company, Grantor

TO: COBALT VENTURES, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Trevor J. Garrett Cobalt Ventures, LLC 807 Bradford Avenue Nashville, Tennessee 37204	Same	044-01-0-013.00 044-01-0-014.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is TWO HUNDRED FIFTY-SEVEN AND NO/100 DOLLARS ($257,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of May, 2020.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/13/2022

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED FIFTY-SEVEN AND NO/100 DOLLARS ($257,000.00), the receipt and sufficiency of which are hereby

acknowledged, CHARRON & WILLIAMS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto COBALT VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 0 Swinging Bridge Road, Old Hickory, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 22nd day of May, 2020.

GRANTOR:

CHARRON & WILLIAMS, LLC, a Tennessee limited liability company

By: Jeffrey O. Williams
JEFFREY O. WILLIAMS
Manager

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared JEFFREY O. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of CHARRON & WILLIAMS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at Office in Franklin, Tennessee, this 19th day of May, 2020.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Melinda A. Gray
Notary Public
My Commission Expires: 12-18-23

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1- Map 44-1, Parcels 13 and 14.

PARCEL 1, TRACT 1:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and on the West side of Swinging Bridge Road and East of the Tennessee Central Railroad right-of-way at Old Hickory, Tennessee.

Beginning on an iron pipe at the intersection of East edge of Tennessee Central Railroad right-of-way and West edge of Swinging Bridge Road a point 46 feet South of intersection of center lines of Swinging Bridge Road and Cinder Road and runs as follows: South 48 - 35 East 117.5 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 62 - 30 East 177.6 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 48 - 35 East 379.7 feet with the West edge of Swinging Bridge Road right-of-way to an iron pipe; South 41 - 30 West 74 feet to an iron pipe in East edge of TCRR right-of-way; North 48 - 35 West 550.8 feet with the East edge of TCRR right-of-way to an iron pipe; thence with the curve turning right, angle 30 degrees radius 235 feet length 124.68 feet with the East edge of TCRR right-of-way to the beginning, containing 0.94 acres.

PARCEL 1, TRACT 2:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee at Old Hickory, West of Swinging Bridge Road and TCRR and South of Keeton Avenue.

Beginning on an iron pipe at the intersection of the South edge of Keeton Avenue right-of-way and West edge of Swinging Bridge Road right-of-way and runs as follows: South 48 - 45 East 326.2 feet with the West edge of Swinging Bridge Road to an iron pipe at intersection of the West edge of TCRR right-of-way and West edge of Swinging Bridge Road; thence with the curve turning left; angle 35 - 59 degrees, radius 260 feet., length 159.75 feet with the West edge of TCRR right-of-way to an iron pipe, South 48 - 45 East 550.8 feet with the West edge TCRR right-of-way to an iron pipe, South 41 - 30 West 361 feet to an iron pipe; North 45 - 48 West 1052.2 feet to an iron pipe in South edge of Keeton Avenue right-of-way; North 43 - 49 East 409.5 feet with the South edge of Keeton Avenue right-of-way to the beginning, containing 9.39 acres.

Included in the above description, but excluded from this conveyance is the following property which was conveyed to Robert D. McClendon, Trustee, by deed of record in Book 8972, Page 651, said Register's Office:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being a part of Vernon Williams, Jr. property of record in Deed Book 4670, Page 341, and being bounded on the North by the C.S.X. Railroad, on the East by Robert McClendon as of record in Deed Book 5235, Page 47, on the South by Jodi Atwood as of record in Deed Book 3644, Page 189, and Deed Book 2335, Page 263, on the West by the remainder of said Williams Property as of record in Deed Book 4670, Page 341 and being more particularly described as follows:

Beginning at a concrete monument at the Northeast corner of the Jodi Atwood Property of record in Deed Book 3644, Page 189, said monument being North 41 degrees 30 minutes 00 seconds East 290.00 feet from the North right-of-way of Keeton Avenue; thence with Atwood's Northerly line North 46 degrees 31 minutes 34 seconds West 40.02 feet to an iron pin; thence with the severance line North 41 degrees 30 minutes 00 seconds East 361.00 feet to an iron pin in the Southerly right-of-way of the C.S.X. Railroad; thence with said right-of-way South 46 degrees 31 minutes 34 seconds East 40.02 feet to an iron pin in the Westerly line of the Robert McClendon Property; thence with said line South 41 degrees 30 minutes 00 seconds West 361.00 feet to the point of beginning containing 14,400 square feet or 0.3315 acres.

Being a portion of the same property conveyed to Charron and Williams, LLC, a Tennessee limited liability company by Quitclaim deed of record in Instrument No. 20170214-0015453, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 a lien, but not yet due and payable.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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.

J. BRYAN ECHOLS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, 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 seal, at Office in Franklin, Tennessee, this 22nd day of May, 2020.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-23