Karen Johnson Davidson County
Batch# 494751 DEEDWARR
10/14/2020 12:00:30 PM 5 pgs
Fees: $28.00 Taxes: $259.00
20201014-0119327

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 9th day of October, 2020.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR 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		043-07-0-048.00
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, Joseph G. Donaldson, Scott Anderson, and Earl Lee Williams, as tenants in common

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:

Land in Davidson County, Tennessee, Being Lot No. 39 on the unrecorded plan of Anderson Estates, Section One, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point in the westerly margin of Myatt Drive, at the corner of Lots 39 and 40; thence with the line between said lots, Westerly 136 feet to a corner of Lot 62; thence with the line between Lots 39 and 62, Southerly 65 feet to a point, a corner of Lot 38; thence with the line between Lots 38 and 39, Easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same Northerly 65 feet to the point of beginning.

Less and Except:

A tract of land in the 9th Council District of Metropolitan Nashville, Davidson County, Tennessee. Being a portion of Lot # 38 of an unrecorded plan in Block 13 of a recorded plan, as of record in Plat Book 1130, Page 37 Registers' Office, Davidson County (R.O.D.C.), Tennessee known as the Anderson Estates and being more particularly described as follows:

Beginning at an Iron Rod (New) in the Westerly Right-of-Way line of Myatt Drive (60' R/W – In Use) that is 150.16 feet more or less, North of the Northeasterly end of the Northwesterly return curve at the intersection of Myatt Drive and Roosevelt Avenue (50' Public R/W). Said Iron Rod (New) being the common Easterly property corner between Lots 39 and 40 as

shown on the aforesaid Anderson Estates (Not of Record). Said Iron Rod (New) also being the Southeasterly property corner of Benjamin S. Mitchell and Ann R. Mitchell as of record in instrument # 20110208-0011005 R.O.D.C., Tennessee; thence, with the Westerly Right-of-Way line of Myatt Drive, South 05 degrees 44 minutes 20 seconds West a distance of 64.81 feet to an Iron Rod (Old) at the common Easterly property corner between Lots 38 and 39; thence, leaving said Westerly Right-of-Way line, with the common property line between Lots 38 and 39, North 85 degrees 22 minutes 19 seconds West a distance of 7.00 feet to a point in the common property line between Lots 38 and 39 as shown on the aforesaid unrecorded plan; thence, leaving the common property between Lots 38 and 39, with a new line through the property of which this tract is a part, North 05 degrees 44 minutes 20 seconds East a distance of 64.81 feet to an point in the common property line between Lots 39 and 40; thence, with the common property line between Lots 39 and 40, in part, South 85 degrees 22 minutes 19 seconds East a distance of 7.00 feet to the Point of Beginning and containing 454 Square Feet or 0.0104 of an Acre more or less as calculated by the above bearings and distances, which were determined within the precision requirements of a Category I Survey per the Minimum Standards of Practice for Land Surveyors, adopted by the Board of Examiners for Land Surveyors, State of Tennessee.

Being the same property conveyed to Roger F. Williams, Joseph G. Donaldson, Scott Anderson, and Earl Lee Williams, as tenants in common by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County dated August 10, 2020 of record in Instrument No. 20200928-00111120, Register's Office for Davidson County, Tennessee.

This tract is a portion of the same property as conveyed to Joseph G. Donaldson, Roger F. Williams, Earl Lee Williams and Scott Anderson by Affidavit as of record in Instrument No. 20110208-0011005 R.O.D.C., Tennessee.

Being a portion of the same property divested out of Fielding Brown Williams and wife, Betty Williams and vested in Metropolitan Government of Nashville and Davidson County, of record in Book 5015, Page 670, recorded April 15, 1976, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Fielding Brown Williams and wife, Betty Williams by Warranty deed from Thomas E. Stewart and wife, Corrine J. Stewart of record in Book 3308, page 497, Register's Office for Davidson County, Tennessee, dated November 10, 1961 and recorded on November 15, 1961.

Power of Attorney of record in Instrument No. 20200514-0049956; Instrument No. 20200514-0049957; and Instrument No. 20200514-0049958, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **310 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 9th day of October, 2020.

Roger F. Williams

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 9th day of October, 2020.



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

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 9th day of October, 2020.

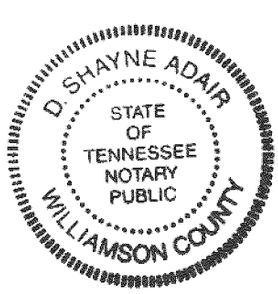


D. Shayne Adair - Notary Public
My Commission Expires: 06/13/2022

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 9th day of October, 2020.



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

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 9th day of October, 2020.



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

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