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

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Subscribed and sworn to before me this 21st day of January, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 558715 DEEDWARR
01/22/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210122-0009495

2020-818

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Hammond & Malissa Hammond	First Bank	
1304 Morlinty Court	722 Columbia Ave.	161-16-0A-109.00-CO
Columbia, TN 38401	Franklin, TN 37064	

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,

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

Justin Hammond and Malissa Hammond, 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 Unit 109, Building 17 of Townhomes of Shadow Glen as shown on Exhibit "A" to the Fourth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument No. 20050317-0029206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 316 Shadow Glen LLC, a Tennessee Limited Liability company by Warranty deed from Travis R. Smith, Married of record in Instrument No. 20141210-0112926 Register's Office for Davidson County, Tennessee, dated December 04, 2016 and recorded on December 10, 2014 and Scrivener's Affidavit recorded on December 31, 2014 in Instrument No. 20141231-0119304.

Being the same property conveyed to Cobalt Properties I, LLC by Quitclaim deed from 316 Shadow Glen, LLC of record in Instrument No. 20161219-0132738 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016 and Affidavit recorded on February 01, 2017 in Instrument No. 20170201-0010868.

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

This is improved property located at **316 Shadow Glen Drive, 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 21st day of January, 2021.

Cobalt Properties I, LLC

Managing Member

Trevor Garrett, Managing 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 Managing 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 21st day of January, 2021.



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

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022