THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
Attorney at Law
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20150071112 DEEDQC
Recvd: 08/21/15 15:48 2 pgs
Fees:12.00 Taxes:0.00
20150821-0084838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 19 day of August, 2015.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Drew A. Trotman, et al 228 Leonard Ave Nashville, TN 37205	Owner	118-7 142.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **FORTRESS PROPERTIES, LLC**, a Tennessee limited liability company, by these presents does hereby remise, release and quitclaim unto **DREW A. TROTMAN** and **SUSAN S. TROTMAN,** husband and wife, as equal tenants in common without rights of survivorship, their heirs and assigns, all of it's right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the easterly side of Azalea Place and runs back between lines, 147.3 feet on the northerly line and 136.4 feet on the southerly line, to a dead line in the rear on which it measures 90 feet thereon.

Being the same property conveyed to **FORTRESS PROPERTIES, LLC**, a Tennessee limited liability company, by deed from **CHAPEL**

FILM SERVICE, INC., Tennessee corporation, dated May 13, 1999, of record in Book 11480, page 545, and as re-recorded in Book 11496, Page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as 2810 Azalea Place, Nashville, TN 37204.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

The undersigned, Drew A. Trotman and Susan S. Trotman are all the Members of Fortress Properties, LLC.

WITNESS our hands this 18th day of August, 2015.

FORTRESS PROPERTIES, LLC

Drew A. Trotman, Member

Susan S. Trotman, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Drew A. Trotman** and **Susan S. Trotman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all the Members of **Fortress Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that the Members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as the Members.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of August, 2015.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019