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
20150821-0084839

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

AFFIANT

Subscribed and sworn to before me this 18 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
Fortress Properties, a Tennessee General Partnership 228 Leonard Ave Nashville, TN 37205	Owner	118-7 142.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **DREW A. TROTMAN** and **SUSAN S. TROTMAN**, husband and wife, by these presents do hereby remise, release and quitclaim unto **FORTRESS PROPERTIES**, a Tennessee general partnership, it's successors and assigns, all of their 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 transferred to **DREW A. TROTMAN** and **SUSAN S. TROTMAN,** husband and wife, as equal tenants in common

without rights of survivorship, by quitclaim deed from **FORTRESS PROPERTIES, LLC**, a Tennessee limited liability company, dated August 18th 2015, of record in Instrument # 20150821-0084838, 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.

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

Drew A. Trotman

Susan S. Trotman

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 bargainors, **Drew A. Trotman** and **Susan S. Trotman,** husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

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

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019