THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *This Quitclaim Deed was prepared without a title search of the property.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26 day of August, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

QUITCLAIM DEED

Address New Owner: Cobalt Properties II, LLC P.O. Box 40805 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 161-16-0-A 057.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Trevor J. Garrett, a single man** hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Cobalt Properties, II, LLC, a Tennessee limited liability company** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 57 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trevor J. Garrett, a single man by Warranty Deed from Diane M. Burgett, an unmarried woman, recorded on the October 22nd, 2013 in Instrument No. 20131022-0110095, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 104 Shadow Glen Drive Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20150072739 DEEDQC
Recvd: 08/27/15 09:02 2 pgs
Fees:12.00 Taxes:0.00
20150827-0086721

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of August, 2015.

Trevor J. Garrett

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Trevor J. Garrett**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of August 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018