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: 173050A22600CO

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:

Being all of Lot 226, on the plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed Instrument Number 20050721-0084791 and amended in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Trevor J. Garrett, a single man by Warranty Deed from Aubrey L. Carnathan, a single woman, recorded on the April 21st, 2014 in Instrument No. 20140421-0032641, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1788 Red Jacket Drive Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20150072785 DEEDQC
Recvd: 08/27/15 09:54 2 pgs
Fees:12.00 Taxes:0.00
20150827-0086783

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