THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** ***No title search was performed in preparation of this Quitclaim Deed.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of June, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Cobalt Ventures, LLC 2197 Nolensville Pk #311 Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 180040A06100CO

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, **Cobalt Properties II, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Cobalt Ventures, LLC** their 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 Lot(s) 64, as shown on the map entitled Revision One, Section Three, Highland Creek, a planned unit development, of record as Instrument No. 20030716-0099524, 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 by Warranty Deed from Robert H. Waechter Jr. married to Cobalt Properties II, LLC, a Tennessee limited liability company, as recorded on the 11th day of September, 2015 in Instrument No. 20150911-0092577and Warranty Deed from PMD Properties, LLC to Robert H. Waechter, Jr., married, as recorded on the 29th day of June, 2010 in Instrument No. 20100629-0050745, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2032 Sherbrooke Lane Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20160055879 DEEDQC
Recvd: 06/30/16 10:59 2 pgs
Fees:12.00 Taxes:0.00
20160630-0066906

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 2016 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 29 day of June, 2016.

Cobalt Properties II, LLC

BY: _____

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 Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Cobalt Properties, II, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29 day of June 2016.

_____
Notary Public

My Commission Expires: _____

