

This instrument prepared by and return to:
Charles Potthast
CMP Capital Investments LLC
17813 Osprey Pointe Place
Tampa, FL 33647

TRUSTEE'S QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF LEON

This Trustee's Quitclaim Deed is made this 15th day of April, 2015, by and between **Mary W. Colon, Trustee, In re: Bankruptcy of Rodney Lewis Morris, Case No. 13-40202-KKS** (hereinafter referred to as "Grantor") and **2417 Monaco Drive Tallahassee Land Trust, CMP Capital Investments LLC as Trustee** (hereinafter referred to as "Grantee"). Grantor, for and in consideration of Two Thousand Five Hundred Fifty Dollars (\$2,500.00) paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and which was paid into the estate in conjunction with the sale of a real property, does hereby remise, release, convey all authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property via quitclaim to Grantee and the estate's interest in the following described property located in Leon County Florida; said conveyance subject to and all liens and encumbrances, if any, thereon:

The Estate's interest in Real Property Described as-
Real Property located at: 2417 Monaco Drive Tallahassee, FL 32308
More particularly described as:

**Legal- Lot II, Block "I", LAFAYETTE OAKS, as per map or plat thereof,
recorded in Plat Book 6, Page 27, of the Public Records of Leon County,
Florida.**

Parcel- 111360 I0110

Rodney Lewis Morris filed a petition under Chapter ¹³7 of the Bankruptcy Code on March 28, 2013 in the United States Bankruptcy Court for the Northern District of Florida, Tallahassee Division, under Case 13-40202-KKS, Mary W. Colon was appointed Trustee pursuant to the Notice of Chapter 7 Case, Meeting of Creditors & Deadlines and Appointment Of Trustee entered by the Clerk of the Bankruptcy Court on September 3, 2014. Upon the opening of the case, all nonexempt property is vested in the Trustee for administration, and Mary W. Colon as Trustee, is authorized to convey all property and interests in property of the bankruptcy estate pursuant to court order. The conveyance of the property by the Grantor to the Grantee is subject to all liens and encumbrances thereon pursuant to the Report And Notice Of Intention To Sell Property Of The Estate "As Is, In Its Present Condition" At Private Sale filed on March 5, 2015 and served on creditors and parties in interest by the Trustee on March 5, 2015.

This sale is made pursuant to Local Rule 6004-1 of the United States Bankruptcy Court for the Northern District of Florida, and pursuant to that Rule, the presiding Bankruptcy Judge need enter no order approving the sale of the real property. The presiding Bankruptcy Judge did enter an Order



UNOFFICIAL DOCUMENT

Granting the Trustee's Motion for Authority to Sell Real Property of the Estate Pursuant to 11.U.S.C. Section 363(b)(1), Doc. 99, entered on 4/14/15. The Grantor does not warrant or otherwise guarantee in any way the title that passes to the Grantee by virtue of this Quitclaim Deed.

WITNESS the following signature and seal.

Mary W. Colon Chapter 7 Trustee

MARY W. COLON, TRUSTEE

And only as Trustee for the Bankruptcy Estate of:
Rodney Lewis Morris Case No 13-40202-KKS

Executed in the presence of:

Ann Black

WITNESS

Ann Black

PRINTED NAME

Janet Engles

WITNESS

Janet Engles

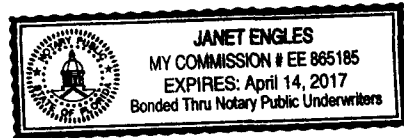
PRINTED NAME

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by Mary W. Colon, Trustee In re: Bankruptcy of Rodney Lewis Morris, Case No. 13-40202- KKS this 15th day of April, 2015 who is personally known to me and who did not take an oath.

Janet Engles

NOTARY PUBLIC STATE OF FLORIDA



UNOFFICIAL DOCUMENT