BILL GARRETT, Davidson County
Trans:T20110053282 DEEDQC
Recvd: 08/29/11 15:19 3 pgs
Fees:17.00 Taxes:0.00
20110829-0066779

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:

Sean J. Martin, Esq.
Drescher Heller Pieper Martin, P.C.
1720 West End Avenue, Suite 300
Nashville, Tennessee 37203

Address New Owner: Send Tax Bills To:

Ms. Kristin Marie O'Neil Same Map-Parcel No: 104-15-388
2503 Westwood Avenue
Nashville, Tennessee 37212

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JASON ALEXANDER KRISTOF, hereinafter the GRANTOR, does hereby quitclaim and convey unto KRISTIN MARIE O'NEIL, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.
>
> Said part of Lots 58 and 59 adjoin and front together 63 on the south side of Westwood Avenue and run back between parallel lines 192 feet to a dead line.
>
> Being the same property conveyed to Jason Kristof and wife, Kristin O'Neil, by Warranty Deed from Monte Poe, and wife, Tonia Poe, dated February 28, 2006, recorded in instrument #20060303-0025173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor (s) herein.

This is improved property known as 2503 Westwood Avenue., Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set his/her hand this 4th day of Aug, 2011.

GRANTOR:

JASON ALEXANDER KRISTOF

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Alexander Kristof, the within named party, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal, this the 4th day of Aug, 2011.

NOTARY PUBLIC
My commission expires: 1-16-15

COBBI LYNN GOAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2011.

NOTARY PUBLIC
My Commission Expires: 12-12-11

BAHATI BASEKE
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Dec. 12, 2011
07412015