Prepared by:

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Ste 130
Brentwood, TN 37027

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20120019476 DEEDQC
Recvd: 03/19/12 10:18 2 pgs
Fees: 12.00 Taxes: 0.00
20120319-0022980

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2012.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon O'Neill and Denise Ruiz 1908 Boxelder Alley Hermitage, TN 37076	SAME	097020A268

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **SHANNON O'NEILL, a single person** hereinafter called the Grantor, has quitclaimed and sold and by these presents does hereby quitclaim all her right, title and interest unto **SHANNON O'NEILL, a single person, and DENISE RUIZ, a married person, as tenants in common with rights of survivorship** hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 268 on the Plan of Villages of Riverwood, Section One, Phase 3A, revision one of record in Instrument No. 200110630-0050230 Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon O'Neill, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 9/13/2011, recorded 9/16/2011, of record in Instrument # 20110916-0071956, in the Register's Office for Davidson County, Tennessee.

AND Being a part the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by Deed from Chris Pardue, an individual, dated 1/7/2010, recorded 1/8/2010, of record in Instrument # 20100108-0001962, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1908 Boxelder Alley, Hermitage, TN 37076.

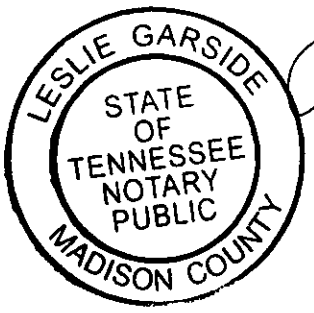
WITNESS MY HAND, this 13th day of March, 2012.

Shannon O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Shannon O'Neill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of March, 2012.



Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014