THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20120060970 DEEDQC
Recvd: 08/15/12 15:48 2 pgs
Fees:12.00 Taxes:0.00
20120815-0073168

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Mooretown Properties, LLC 1401 Douglas Avenue Nashville, TN 37206	New Owner	07214006600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kevin O'Hara**, married* by these presents does hereby quitclaim and convey unto **Mooretown Properties, LLC**, a Tennessee limited liability company, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being Lots Nos. 115 and 116 on the Map of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 60 feet on the northerly side of Chester, formerly Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.

Being the same property conveyed by tax sale to Kevin O'Hara, a married man, by the Metropolitan Government of Nashville and Davidson County, the county having sold the property at auction to satisfy tax obligations of Sandra F. Runnels. Final Decree Confirming Sale, from Chancery Court for Davidson County, Tennessee, recorded at Instrument No. 20120202-0009682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra F. Runnels by warranty deed from Art Wayne Mitchell, a single person, dated April 10, 2000, recorded at Instrument No. 20004100035957, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1205 Chester Avenue, Nashville, TN 37206.

***Neither Kevin O'Hara nor his spouse has ever occupied the property. It is held for investment purposes.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 10th day of August, 2012.

Notary Public

My commission expires: 7-8-13

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 8, 2013

(Affix Seal)

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of August, 2012.

Kevin O'Hara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public