THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20120097178 DEEDQC
Recvd: 12/19/12 15:13 2 pgs
Fees:12.00 Taxes:0.00
20121219-0117107

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Richard T. O'Neil 737 Woodland Way Nashville, TN 37209	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	114-14-A-80.00C0

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, Richard O'Neil, married, by these presents does hereby quitclaim and convey unto Richard T. O'Neil and Heather N. O'Neil, husband and wife, their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 80 on the Final Plan of Woodland Forest, Section 1, a planned unit development, of record in Book 6900, Page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard O'Neil by deed from David Aaron Powers, married of record in Instrument 200708020091773, Register's Office for Davidson County, Tennessee, dated July 25, 2007.

This is improved property known as: 737 Woodland Way, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
13th day of December, 2012.

Affiant

My commission expires: 7-8-13
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of December, 2013.

Richard O'Neil AKA Richard T. O'Neil

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 Richard O'Neil AKA Richard T. O'Neil, 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 13th day of December, 2013.

Notary Public

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