QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Megan Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2013.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-FAMC-13-4009

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sneha C. Oakley	Sneha C. Oakley	
(NAME)	(NAME)	
4009 Murphy Road	4009 Murphy Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	10308010000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SNEHA C. OAKLEY** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SNEHA C. OAKLEY AND HUSBAND, MICHAEL L. OAKLEY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 353 ON THE PLAN OF RICHLAND REALTY CO'S WEST LAWN SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MURPHY ROAD (FORMERLY MINNESOTA AVENUE) AT THE CORNER OF LOTS NO. 353 AND 354; THENCE WITH THE MARGIN OF SAID ROAD, WESTWARDLY 61 FEET THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT WILLIAM ROGERS AND WIFE, BY DEED FROM A. H. WELLS AND WIFE, OF RECORD IN BOOK 1335, PAGE 75, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF ROGERS PROPERTY SOUTHWARDLY 165 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO JOE S. RUTLAND AND WIFE, BY DEED FROM A. H. WELLS AND WIFE, OF RECORD IN BOOK 1261, PAGE 448, SAID REGISTER'S OFFICE; THENCE WITH THE SAME EASTWARDLY 61 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS NO. 353 AND 354; THENCE WITH THE LINE BETWEEN THE SAID TWO (2) LOTS NORTHWARDLY 165 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SNEHA CHANNABASAPPA, NKA SNEHA C. OAKLEY BY DEED FROM CASEY S. CORRENTI AND WIFE, KRISTA L. CORRENTI OF RECORD AT INSTRUMENT NO. 20071101-0129049, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 10/31/2007 AND RECORDED ON 11/07/2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130051100 DEEDQC
Recvd: 06/18/13 10:40 2 pgs
Fees:12.00 Taxes:0.00
20130618-0062046

This is
( ) unimproved
(X) improved

property known as 4009 Murphy Road Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 7th day of June, 2013.

Sneha C. Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sneha C. Oakley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of June, 2013, _____.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212