BILL GARRETT, Davidson County
Trans:T20130064955 DEEDQC
Recvd: 07/30/13 11:25 2 pgs
Fees:12.00 Taxes:0.00
20130730-0079120

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $ - 0 - .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 29th DAY OF July, 2013.

Notary Public
My Commission Expires: 5-3-16

FROM:
Theresa M. Elms

TO:
OHB Limited Partnership

ADDRESS OF NEW OWNER:
OHB Limited Partnership
7640 River Road Pike
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
#062020A22300CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Theresa M. Elms, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto OHB Limited Partnership, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land described as follows, to wit:

BEING Lot Number 346 of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Theresa M. Elms, married, by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass Through Certificates, Series 2004-HE-5, of record in Instrument 20130327-0029903, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The street address of the Real Property is 2742 River Bend Drive – Nashville, TN 37214, ___ Unimproved/ _X_ Improved real property.

Wherever 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, GRANTORS have caused this QUITCLAIM DEED to be executed on this 24th day of July, 2013.

GRANTORS

Theresa M. Elms

Theresa M. Elms

STATE OF Texas
COUNTY OF Galveston

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Theresa M. Elms, the within named bargainer, 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 official seal at office, this 24 day of July, 2013.

My commission expires: 10/5/16

Kara L Shea
Notary Public

