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

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 5th DAY OF January, 2015.

Notary Public
My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:
Jennifer Eaton Skelton

TO:
Gavin J. O'Heir

ADDRESS OF NEW OWNER:
Gavin J. O'Heir
1 Breckenridge
Nashville, TN 37215

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
901 Semmes Ave.
Richmond, VA 23224

MAP-PARCEL NO.:
#158040A12500

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, Jennifer Eaton Skelton f/k/a Jennifer L. O'Heir, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Gavin J. O'Heir, unmarried, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 67, on the Plan of Minor Revision Lots 60 and 67, Section Three, Otterwood, of record in Plat Book 8250, Page 762, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gavin O'Heir and wife, Jennifer L. O'Heir by deed from Kathryn T. Menefee Barbee, married, of record in Instrument 20101008-0080993, said Register's Office, dated September 30, 2010. The said Jennifer L. O'Heir is now known as Jennifer Eaton Skelton.

Gavin J. O'Heir and Gavin O'Heir being one and the same person.
Jennifer L. O'Heir and Jennifer Eaton Skelton being one and the same person.

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 1 Breckenridge – Nashville, TN 37215, ___ 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.

BILL GARRETT, Davidson County
Trans:T20150002547 DEEDQC
Recvd: 01/12/15 11:17 2 pgs
Fees:12.00 Taxes:0.00
20150112-0003041

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 5th day of January, 2015.

GRANTORS

Jennifer Eaton Skelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jennifer Eaton Skelton 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 5th day of January, 2015.

My commission expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.