File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20150007674 DEEDQC
Recvd: 01/30/15 14:10 2 pgs
Fees:12.00 Taxes:0.00
20150130-0009079

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (____) Title No:

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David R. O'Neil 120 39th Avenue North Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 104-01-289

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Angela P. O'Neil, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto David R. O'Neil, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Pickney by deed from Carlton Davis and wife, Kerri Davis, of record in Book 9784, Page 661, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David R. O'Neil and wife, Angela P. O'Neil by Quitclaim Deed from Angela P. O'Neil, (formerly Angela M. Pickney), dated October 26, 1995, recorded October 31, 1995 in Book 9843, Page 838, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as: 120 39th Avenue North, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 6th day of January, 2015.

Angela P. O'Neil

Angela P. O'Neil

State of TENNESSEE

County of DAVIDSON

On this 6th day of January, 2015, before me the undersigned authority, personally appeared Angela P. O'Neil, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $-0.00

Affiant

Sworn and subscribed before me this 27th day of January 2015

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public