File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20150007674 DEEDQC
Recvd: 01/30/15 14:11 2 pgs
Fees:12.00 Taxes:0.00
20150130-0009080

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (_____) Title No:

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angela P. O'Neil 5314 Nevada Avenue Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 091-15-0-070.00

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, David R. O'Neil, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and quitclaim unto Angela P. 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 part of Block 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E.R. Southgate, Surveyor, January 9, 1986, as follows:

Beginning on the northerly margin of Nevada Avenue at the southwest corner of the property conveyed to Jesse B. Lunday and wife, by deed from L.R. Wiggs and wife, of record in Book 1469, Page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet more or less, to a point in the southerly line of the property conveyed to A.C. Oakley by deed from J.H. Brackman and wife, of record in Book 1784, Page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J.G. Edwards and wife, by deed from J.H. Breckman and wife, of record in Book 1785, Page 17, said Register's Office, northwesterly 100 feet to the southerly margin of an alley, Edwards northeast corner, thence with said Alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

Being the same property conveyed to David R. O'Neil and wife, Angela P. O'Neil by Warranty Deed from Kristen D. Dabbs and husband, Trent K. Dabbs, dated January 31, 2006, recorded February 8, 2006 in Instrument No. 20060208-0015630, 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: 5314 Nevada Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 27th day of January, 2015.

David R. O'Neil

State of TENNESSEE
County of DAVIDSON

On this 27th day of January, 2015, before me the undersigned authority, personally appeared **David R. 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: _____

Notary

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

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

Notary Public

My Commission Expires: _____

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