THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle** **Suite 150** **Brentwood, Tennessee 37027** **CRT File No. 15012920**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27th day of February, 2015. Notary Public My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David M. Moroney and Cynthia M. Moroney 237 West Brow Road Lookout Mountain, TN 37350	New Owner	104-11-0-146.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jennifer J. Moroney (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto David M. Moroney and Cynthia M. Moroney, husband and wife, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 60 feet on the Southerly margin of Fairfax Avenue, formerly Jones Avenue and extends back between parallel lines to an alley.

Being the same property conveyed to Jennifer J. Moroney, unmarried and David M. Moroney, married , as joint tenants with the right of survivorship by Warranty deed from Ellen Brooke Vaughan N/K/A E. Brooke Vaughan Schroeder, married of record in Instrument No. 20071102-0129798 Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded on November 2, 2007.

This is improved property known as 2509 Fairfax Ave. Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20150016019 DEEDQC
Recvd: 03/04/15 13:49 2 pgs
Fees:12.00 Taxes:0.00
20150304-0019021

Whenever 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, Grantor has executed this instrument on this 26 day of February, 2015.

Jennifer J. Moroney

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jennifer J. Moroney , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of February, 2015.

Notary Public

My Commission Expires: 4/1/2018

JOSEPH BRADLEY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 1, 2018

JOSEPH BRADLEY NOTARY PUBLIC EXP. 4-1-2018 DISTRICT OF COLUMBIA