THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150033875 DEEDQC
Recvd: 05/04/15 12:18 2 pgs
Fees:12.00 Taxes:0.00
20150504-0040091

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Manuela Osheowitz 410 Bushnell Street Nashville, Tennessee 37206	-same-	083 10 0 115.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TODD SNIDER**, unmarried, hereinafter called the Grantor, do hereby Quitclaim and convey unto **MANUELA OSHEOWITZ**, unmarried, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lots Nos. 70 and 71 on the Plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd Snider, unmarried, and Melita Osheowitz, unmarried, as tenants in common, by Warranty Deed from William Keven Watson and wife, Alison L. Watson, of record in Book 11095, page 780, Register's Office for Davidson County, Tennessee; then being further conveyed to Todd Snider and Manuela Osheowitz, husband and wife, by Quitclaim Deed from Todd Snider, unmarried and Melita Osheowitz, unmarried, as tenants in common, on 01/31/2012, at Instrument No. 20120131-0008569, Davidson County Register of Deeds.

Melita Osheowitz and Manuela Osheowitz are one and the same person.

This is improved property known as **410 Bushnell Street, Nashville, Tennessee 37206.**

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

Witness my hand this 9 day of **March, 2015**:

Todd Snider

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TODD SNIDER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of March, 2015:

PAUL A. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-19-18

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) &(E) (2003).