THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20150041539 DEEDQC
Recvd: 05/28/15 15:53 3 pgs
Fees:17.00 Taxes:0.00
20150528-0049386

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Kenneth Furman O'Neal Patrick Genaduis O'Neal 1341 Old Clarksville Pike Pleasant View, Tennessee 37146	Same	Par. ID: 03100009600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Linda F. O'Neal
Affiant

SUBSCRIBED AND SWORN to before me this 28th day of May, 2015.

ERIK THORNGREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: May 3, 2016

My Commission Expires MAY 3, 2016

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, LINDA F. O'NEAL, an unmarried person, by these presents do hereby quitclaim and convey unto KENNETH FURMAN O'NEAL, his heirs and assigns, as to an undivided one-half interest, and PATRICK GENADUIS O'NEAL, his heirs and assigns, as to an undivided one-half interest, as tenants in common, that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, beginning at an iron stake in a north line of Boots Randolph, said stake being 688 feet westerly with a fence line from the center line of Lickton Pike, a corner to W. T. Hunter and the southeast corner of this land, thence with a fence and the line of said Randolph north 70° 30' west 545 feet to a post and north 3° east 686 feet to a hackberry tree, a corner to said Randolph and

Louis Ingram; thence with the line of said Ingram north 35° 30' east 633 feet to an iron stake at a spring and south 67° 30' east 132 feet to a 36 inch sycamore tree on the north side of a branch a corner to said Ingram and Williams thence with the line of said Williams south 46° 30' east 122.2 feet to a point in the center of said branch and south 66° 30' east 344.5 feet to an iron stake north of said branch, between said branch and a gravel road, a corner to aforesaid Hunter in the line of said Williams; thence with the line of said Hunter south 20° 30' west 1,097.5 feet to the beginning, containing 17.8 acres more or less, being the westerly portion of the real estate which was conveyed by Mrs. Nannie Fryer et al to W. T. Hunter and wife, Martha Rains Hunter by a deed of record in the Office of the Register's for Davidson County, Tennessee, in Deed Book 1142, Page 552, the said Martha Rains Hunter having since died.

It is understood and agreed that Grantees shall have a right of ingress and egress not in excess of twenty (20) feet in width to and from this property herein conveyed to and from the private road or way running westerly from Lickton Pike, the Grantees to bear the expense of providing such means of access to the property.

Being the same property conveyed to Furman G. O'Neal and wife, Linda F. O'Neal, by Installment Deed from W. T. Hunter of record in Book 4625, page 414, Register's Office for Davidson County, Tennessee. The said Furman G. O'Neal having predeceased his wife, Linda F. O'Neal, and his interest in the property vested in Linda F. O'Neal.

Said improved property is known as 0 Lickton Pike, Whites Creek, Tennessee 37189.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28 day of May, 2015.

Linda F. O'Neal

LINDA F. O'NEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA F. O'NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 2015.

Notary Public

My Commission Expires:

May 3, 2016

ERIK THORNGREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016