QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly Ann Moran	**New Owner**	
(NAME)	(NAME)	**062-02A-337.00CO**
3116 Barksdale Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOLLY MORAN, UNMARRIED AND GERARD MORAN, AND WIFE, JACQUELYN MORAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MOLLY ANN MORAN, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of River Trace Estates, Phase 2 - Section 6, of record in Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly Moran, unmarried and Gerard Moran and wife, Jacquelyn Moran by Warranty Deed from Ashley R. Reynolds and Robert C. Reynolds and B. K. Reynolds, husband and wife, of record in Instrument No. 20120802-0068229, Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 02, 2012. The said Molly Moran does hereby affirm that she is one and the same as Molly Ann Moran.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **3116 Barksdale Harbor, Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150070492 DEEDQC
Recvd: 08/20/15 15:46 3 pgs
Fees:17.00 Taxes:0.00
20150820-0084224

Witness our hands this the 31 day of July, 2015.

Gerard Moran

Jacquelyn Moran

STATE OF Arizona
COUNTY OF Coconino

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

Witness my hand and official seal, this the 31st day of July, 2015.

Notary Public

My Commission Expires: Dec 5th, 2018

RYAN MCKAY
NOTARY PUBLIC - ARIZONA
Coconino County
My Commission Expires
December 5, 2018

STATE OF Arizona
COUNTY OF Coconino

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

Witness my hand and official seal, this the 31st day of July, 2015.

Notary Public

My Commission Expires: Dec 5th, 2018

RYAN MCKAY
NOTARY PUBLIC - ARIZONA
Coconino County
My Commission Expires
December 5, 2018

Witness my hand this the 14th day of August, 2015.

Molly Ann Moran *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th day of August, 2015.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* ALSO KNOWN AS MOLLY ANN MORAN

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212