THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160013274 DEEDQC
Recvd: 02/17/16 15:48 2 pgs
Fees:12.00 Taxes:0.00
20160217-0015189

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.:
O & S Properties, LLC 1309 Ordway Place Nashville, TN 37206	New Owners	094 01-0-258.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Neal and Annie Neal, Husband and Wife**, by these presents do hereby quitclaim and convey unto **O & S Properties, LLC, a Tennessee Limited Liability Company**, its successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One, Revised, Shelby Heights of record in Plat Book 2330, Page 171, 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 a portion of the same property conveyed to Cornerstone Rentals, LLC by Quitclaim deed from Lane Wallace and Amy Wallace of record in Instrument No. 20050114-0005526 Register's Office for Davidson County, Tennessee, dated January 14, 2005 and recorded on January 14, 2005.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by deed from Cornerstone Rentals, LLC, of record in Instrument No. 20150223-0015567, Register's Office for Said County.

This is improved property also known as 906 South 14th, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11th day of February, 2016.

Ashley Bosshart
Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 11th day of February, 2016.

Brian Neal

Annie Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Neal and Annie Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018