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 15:49 2 pgs
Fees:12.00 Taxes:0.00
20160217-0015190

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 0 072.00

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. 2 on the Final Plat of Andrew W. Williams Lots of record in Instrument No. 20020213-0019166, 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 Carla J. Brunsell, unmarried by deed from Andrew W. Williams, unmarried of record in Instrument No. 20091030-0100269 Register's Office for Davidson County, Tennessee, dated October 29, 2009 and recorded on October 30, 2009.

Being the same property conveyed to Eastland Avenue Real Estate, LLC by deed from Carla J. Brunsell, unmarried of record in Instrument No. 20140825-0077119 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by deed from Eastland Avenue Real Estate, LLC, of record in Instrument No. 20141007-0093092, dated October 3, 2014 and recorded on October 7, 2014.

This is improved property also known as 1201 Sevier Street, 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 ___ day of February, 2016.

Ashley Bossart
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