BILL GARRETT, Davidson County
Trans:T20160013274 DEEDQC
Recvd: 02/17/16 15:50 2 pgs
Fees:12.00 Taxes:0.00
20160217-0015191

THIS INSTRUMENT PREPARED BY:

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

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	072-14-0-023.00

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. 3 on the Plan of Neldia Heights Subdivision of record in Plat Book 2663, Page 47, 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 Charles Warren and wife, Betty Warren by Warranty deed from Minna Simpson and Mary Evelyn Davis of record in Book 5167, page 340, Register's Office for Davidson County, Tennessee, dated July 5, 1977 and recorded on July 5, 1977. Charles Warren having since died June 24, 1993 and Betty Warren having since died December 22, 2014. The subject property passed to Wanda Robertson, James A. Warren, Charles E. Warren, Jr., Vivian Lynn Chapman and Jill Annette Warren as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20150707-0065878, Register's Office for Said County.

Being the same property conveyed to Vivian Lynn Chapman by Quitclaim Deed(s) from Jill Annette Warren of record in Instrument No. 20150707-0065880, James Alton Warren of record in Instrument No. 20150707-0065881, Wanda Carol Robertson of record in Instrument No. 20150707-0065882, and Charles Edward Warren, Jr. of record in Instrument No. 20150707-0065879, Register's Office for Said County.

Being the same property conveyed to Brian Neal and Annie Neal, Husband and Wife, by Deed from Vivian Lynn Chapman, dated July 2, 2015, recorded July 7, 2015, in Instrument No. 20150707-0065883, said Register's Office.

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.

Affiant

My commission expires:
(Affix Seal)

7-2-2018

Notary Public

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: 7-2-2018

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