This instrument prepared by:
(And return to :)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160016285 DEEDQC
Recvd: 02/29/16 11:13 2 pgs
Fees:12.00 Taxes:0.00
20160229-0018874

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mandy Flannery O'Leary 105 Thrible Springs Court Nashville, TN 37211	SAME	161140A02900CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John Bannon O'Leary, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Mandy Flannery O'Leary, unmarried**, ("Grantee"), their successors and assigns, all of his right, title and interest in and to that certain land in **DAVIDSON** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Phase 1, Thrible Springs Estates, as shown on plat of record in Plat Book 6900, page 313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Bannon O'Leary and Mandy Flannery O'Leary by deed from American Renaissance, LLC, of record in Instrument No. 20060602-0064918, Register's Office for Davidson County, Tennessee dated 05/23/2006 and recorded 06/02/2006.

Being also known as 105 Thrible Springs Court, Nashville, Tennessee 37211.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 105 Thrible Springs Court, Nashville, Tennessee 37211

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 25 day of Febry, 2016.

GRANTOR –JOHN BANNON O'LEARY

STATE OF Louisiana)
Parish
~~COUNTY OF~~ Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Bannon O'Leary**, 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 25th day of February, 2016.

Notary Public KEVIN M. STEELE #26125

My Commission Expires: UPON DEATH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 0 -

Affiant

Subscribed and sworn before me this 26 day of Febru, 2016.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016