THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20160104543 DEEDQC
Recvd: 11/28/16 15:44 2 pgs
Fees:12.00 Taxes:0.00
20161128-0124744

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	Map 061-10, Parcel 165.00

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 the Westerly part of Lot No. 10 on the map of Maplewood Manor, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 67.6 feet on the Southerly side of Curdwood Avenue, formerly Maplewood Blvd., and extends back 220 feet 3 inches on the Westerly line and 219.9 feet, more or less, on the Easterly line to a dead line, measuring 47.3 feet thereon.

Being the same property conveyed to Joann Bogle and husband, Darryl Wayne Bogle by Quitclaim deed from Mary E. Reeves, joined by husband, William Reeves of record in Instrument No. 20080317-0026698, Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on March 17, 2008. The said Joann Bogle has since died.

Being the same property conveyed to Brian Neal and Anna Neal, husband and wife, by Warranty Deed from Darryl Wayne Bogle, a single person, of record in Instrument No. 20160725-0076524, said Register's Office, dated July 18, 2016 and recorded on July 25, 2016.

This is improved property also known as 902 Curdwood Boulevard, Nashville, TN 37216-2402.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23rd day of November, 2016.

Affiant

My commission expires: (Affix Seal)

Notary Public

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2018

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 23rd day of November, 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 23rd day of November, 2016.

Carmen Coats
Notary Public

My Commission Expires:

