This Form furnished by: **ST. THOMAS CREDIT UNION, 4230 Harding Place, Medical Plaza East, Suite 103, Nashville, Tennessee 37205**

FROM:

DONALD M. MOONEYHAN

TO:

JASON M. MOONEYHAN

BILL GARRETT, Davidson County
Trans:T20170004246 DEEDQC
Recvd: 01/17/17 11:07 2 pgs
Fees:12.00 Taxes:0.00
20170117-0004776

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Jason M. Mooneyhan 135 Brink Haven Avenue Madison, Tennessee 37115	Jason M. Mooneyhan 135 Brink Haven Avenue Madison, Tennessee 37115	030 00 0 060.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 0.00**.

Donald M Mooneyhan

DONALD M. MOONEYHAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17, DAY OF Jan, 2017.

WILLIAM K. DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/2017
DATE

This Instrument Prepared By and to be Returned to:

St. Thomas Credit Union
4230 Harding Place
Medical Plaza East
Suite 103
Nashville, Tennessee 37205

Phone No. (615) 292-7828
Fax No. (615) 463-2741

I, ***DONALD M. MOONEYHAN***, being an unmarried person, do hereby Quitclaim to my Son, ***JASON M. MOONEYHAN***, an unmarried person, with love and affection, all my rights, title and interest in the herein said real property, as described below:

LAND situated in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a large elm tree in a hollow near branch and running North 24 degrees West 212.00 feet to a point; thence with center of present road North 63 degrees East 210.00 feet to a point in center road; thence South 24 degrees East crossing branch at approximately 114.00 feet and continuing on in a straight line, a total of 500.00 feet to a stake being the southeast corner of this tract; thence South 56 degrees West 355.00 feet to a stake (southwest corner); thence North 24 degrees West 300.00 feet to a stake; thence North 45 degrees 132.00 feet to elm tree and point of beginning, containing 3.25 acres, more or less.

BEING the same property conveyed to Donald M. Mooneyhan, an unmarried person, by Julia K. Mooneyhan, an unmarried person, by Quitclaim Deed recorded on the 11th day of July, 2016, of record in Instrument No. 20160711 - 0070583, Register=s Office for Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register=s Office, Davidson County, Tennessee.

This is improved real property known as:

5124 Seymour Road, Whites Creek, Davidson County, Tennessee 37189

WITNESS My Hand on this the 17 day of Jan, 2017.

Donald M Mooneyhan

DONALD M. MOONEYHAN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, William K. Dunn, a Notary Public in and for said County and State, the within named ***DONALD M. MOONEYHAN***, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, on this the 17th day of Jan, 2017.

William K. Dunn

NOTARY PUBLIC

WILLIAM K. DUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 9/11/2017.

DATE