THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle** **Suite 150** **Brentwood, Tennessee 37027** **CRT File No. 13120113**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13 day of February, 2014. Notary Public My Commission Expires:

TAX EXEMPT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: Bettina Bowers Schwan 4905 Tanglewood Dr. Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 06104003100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bettina Bowers, unmarried n/k/a Bettina Bowers Schwan, married* (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Bettina Bowers Schwan, married, her heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a apart of Block 3 on the map of A. J. McGaughey's Haysboro Subdivision, recorded in Plat Book 547, Page 43, Register's Office for Davidson County, Tennessee, and a part of Lot No. 8 on an unrecorded map showing a subdivision of the R. M. Condra property and more particularly described as follows:

Beginning on the east side of an asphalt drive in the north right of way of Briley Parkway, at a point located West of and 106.5 feet from a concrete monument at the intersection of said Briley Parkway and the West right of way of Tanglewood Drive; thence along the north right of way of Briley Parkway S. 75 deg. 30' W., 116.5 feet; thence leaving said Briley Parkway N. 29 deg. 52' W, 105.1 feet; thence N. 35 deg. 44' W. 166 feet, thence N. 61 deg. 45' E., 127.5 feet; thence S. 58 deg. 15' E., 171.7 feet to the easterly side of an asphalt driveway; thence southerly along the easterly side of said drive 198.6 feet, more less to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20140012717 DEEDQC
Recvd: 02/24/14 13:26 2 pgs
Fees:12.00 Taxes:0.00
20140224-0015566

Included but excluded any descriptions of conveyance of record in Book 3647, Page 113, to Metropolitan Government of Nashville and Davidson County, Tennessee and conveyance in Book 4038, Page 212, to Robert Garner and wife, Joyce S. Garner and conveyance in Instrument No. 20010831-0094549 to The State of Tennessee.

Being a part of the same property conveyed to Bettina Bowers, unmarried by Deed from Dorothy V. Stalker of record in the amount of $ 105,000.00 in Book 10124, page 620, Register's Office for Davidson County, Tennessee, dated July 10, 1996 and recorded on July 18, 1996.

*James Richard Schwan joins in this conveyance for the purpose of conveying any right, title and interest he may have in and to the above described property as spouse of Bettina Bowers Schwan. It is the intent of James Richard Schwan that he divest himself of ANY interest in said property.

This is improved property known as 4905 Tanglewood Drive, Nashville, TN 37216 .

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of February, 2014.

Bettina Bowers n/k/a Bettina Bowers Schwan

James Richard Schwan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bettina Bowers n/k/a Bettina Bowers Schwan and James Richard Schwan , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of February 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 9, 2014