BILL GARRETT, Davidson County
Trans:T20140026975 DEEDQC
Recvd: 04/22/14 08:36 2 pgs
Fees:12.00 Taxes:0.00
20140422-0033314

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Ste 203A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15 day of April, 2014 Notary Public My Commission Expires: 07/15/2016

BRANDON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires July 19, 2016

QUITCLAIM DEED

Address New Owner: Bettina Bowers 4905 Tanglewood Drive 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 Schwan n/k/a Bettina Bowers**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bettina Bowers**, her heirs and assigns, all of her rights, 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.

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 Schwan by Quitclaim Deed from Bettina Bowers n/k/a Bettina Bowers Schwan of record in Instrument No. 20140224-0015566 Register's Office for Davidson County, Tennessee.

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 15 day of April, 2014.

Bettina Bowers 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 Schwan n/k/a Bettina Bowers, 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 15 day of April, 2014

Notary Public

My Commission Expires: 07/19/2016

BRANDON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires July 19, 2016