BILL GARRETT, Davidson County
Trans:T20150026261 DEEDQC
Recvd: 04/08/15 14:17 2 pgs
Fees:12.00 Taxes:0.00
20150408-0030985

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT File: 15012826

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 20TH day of March, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CA
STATE OF TENNE
NOTARY PUB
DAVIDSON CO
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Derek Swaim 4613 Log Cabin Road Nashville, TN 37216	New Owner	06108013700

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, **Derek S. Swaim and wife, April D. Harbour,** hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Derek S. Swaim** its heirs and assigns all of their 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 more particularly described as follows: Being part of Lot Nos. 2, 3 and 4 on the plan of Mrs. A.J. McGaughey's Subdivision of Tract II, Second Haysboro Subdivision of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated May 27, 1953, as follows: Beginning on the Southwesterly side of Log Cabin Road, 32.7 feet Southeast of the Northeast corner of Lot No. 2; thence with the Southwesterly line of Log Cabin Road Southeastwardly 107.3 feet; thence continuing with the said road Eastwardly 67.55 feet; thence leaving the said road, Southwestwardly 295.4 feet to the Westerly line of the Lot No. 4; thence with the said line Northwardly 50.0 feet to the Southwest corner of Lot No. 1; thence with the South line of Lot Nos. 1 and 2 Eastwardly 115.0 feet to a point 35.0 feet West of the Southwest corner of Lot No. 2; thence Northeastwardly, crossing the lines between Lot Nos. 2 and 3 at 97.0 feet, in all 150.8 feet to the point of beginning.

Being the same property conveyed to Derek S. Swaim and wife, April D. Harbour by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and

existing under the laws of the United States of America, recorded on the 24th day of April, 2012 in Instrument No. 20120424-0035155, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4613 Log Cabin Road Nashville, TN 37216.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 20th day of March, 2015.

3-20-15

Derek S. Swaim

3.20.15

April D. Harbour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek S. Swaim and April D. Harbour, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of March 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018