BILL GARRETT, Davidson County
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This Instrument prepared by: Homer R. Ayers, Attorney, 104 Carriage Lane, Hendersonville, TN 37075

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Ronald E. Sweeney and Jerry R. Sweeney 5448 Brick Church Pike Goodlettsville, TN 37072	Hazel J. Sweeney 112 Hardaway Drive Goodlettsville, TN 37072	Map 33-8 Parcel 11

THIS QUITCLAIM DEED is made and entered into on the day and date last written by and between Hazel J. Sweeney, a Widow , hereinafter referred to as the "GRANTOR ", and Ronald E. Sweeney and Jerry R. Sweeney, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I , Hazel J. Sweeney, a widow, has this day bargained and sold, and by these presents, does hereby transfer, convey and quitclaim unto Ronald E. Sweeney and Jerry R. Sweeney, as joint tenants , with survivorship obtaining, or the heirs of the survivor of them, but reserving unto the GRANTOR , Hazel J. Sweeney, a life estate in the real property hereinafter described including all improvements and appurtenances thereto, for and during her natural lifetime, but subject to any provisions to the contrary contained herein, said property being located in Davidson County, Tennessee and being more specifically and particularly described as follows, to-wit:

Being Lot No. 33 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47-52, inclusive. Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 75 feet on the east side of Hardaway Drive and runs back 175.2 feet on the south line and 177.5 on the north line to a dead line in the rear on which it measures 75.5 feet.

Being the same property conveyed to George E. Sweeney and wife Hazel J. Sweeney by deed from D & D Investment Company dated January 26, 1973, and filed for record in Book 4676, Page 916, Register's Office for Davidson County, Tennessee. George E. Sweeney died on December 25, 2000, at which time the said property became vested in Hazel J. Sweeney in fee simple.

The property is improved property known as 112 Hardaway Drive., Goodlettsville, TN 37072..

SURVIVORSHIP OF GRANTEES: The parties direct that the GRANTEES, Ronald E. Sweeney and Jerry R. Sweeney shall own and hold title to the real property described herein together with all improvements thereon as joint tenants with survivorship obtaining – that is, upon the death of either of them, the survivor shall own and hold title to the property in fee simple.

LIFE ESTATE: Hazel J. Sweeney, a widow, hereby reserves for herself, for and during her natural lifetime, a life estate in and to the real property hereinabove described, including the improvements located thereon and the appurtenances thereto. During her lifetime, Hazel J. Sweeney will be solely responsible for all insurance, taxes, maintenance and upkeep on the said property, keeping all improvements in the same condition as they are in on the date of the execution of this deed and naming the GRANTEES as additional insureds under her homeowners insurance policy. FURTHER, in the event Hazel J. Sweeney, fails to reside on the property and use the said property as her homeplace, for any reason, for a period of six (6) consecutive months, the life estate reserved for her shall cease and ownership and title to the said property shall be vested in Ronald E. Sweeney and Jerry R. Sweeney, or the survivor of

them or the survivor's heirs, per stirpes, in fee simple and any and all rights which Hazel J. Sweeney might have in the property shall cease.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the day and date acknowledged below.

"GRANTEES"

Ronald E Sweeney
RONALD E. SWEENEY

Jerry R Sweeney
JERRY R. SWEENEY

"GRANTOR"

Hazel J. Sweeney
HAZEL J. SWEENEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Hazel J. Sweeney, Ronald E. Sweeney and Jerry R. Sweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 17th day of November, 2015.

ROMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: June 26, 2017.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Ronald E Sweeney
AFFIANT

Sworn to and subscribed before me this the 17th day of November, 2015

ROMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: June 26, 2017.

ROMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY