BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20160414-0035847

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Dewayne Overby and Alyssia Overby
4921 Whites Creek Pike
Whites Creek, TN 37189

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
Map 30 Parcel 025.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Dana Buford Swah hereby Quitclaim all my interest to Dewayne Overby and Alyssia Overby, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Tract No. 2 on the Plan of J. W. Hobbs Subdivision of part of the Old Garrison Lanier Farm, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, as follows: Beginning on the northeasterly margin of Whites Creek Pike at a point 153 feet southeast of the southeasterly line of the property conveyed to Ellis M. Linder and wife, by deed from J. W. Hobbs and wife, of record in Book 2089, Page 309, Register's Office for said County, being the corner of Tracts Nos. 1 and 2; thence with the line between said two tracts north 38 deg. 10' east 320 feet; thence south 51 deg. 50' east 125 feet to the corner of tracts Nos. 2 and 3; thence with the line between said two tracts, south 38 deg. 10' west 320 feet to the northeasterly margin of Whites Creek Pike; thence with same north 51 deg. 50' west 125 feet to the beginning.

TRACT NO. 2: Being the easterly 10 feet of Lot No. 1 on the Plan of J. W. Hobbs Subdivision of part of the Old Garrison Lanier Farm, not of record, and also a tract of land in the rear of lots Nos. 1 and 2, described together according to a survey made by Hickerson-Miller, Engineers, August 10, 1955, as follows: Beginning on the northeasterly margin of Whites Creek Pike at the southwest corner of the property conveyed to William H. Cook and wife, by deed from J. W. Hobbs and wife, of record in Book 2394, Page 539, Register's Office for said County, being the corner of lots Nos. 1 and 2; described together according to a survey made by Hickerson-Miller, Engineers, August 10, 1955, as follows: Beginning on the northeasterly margin of Whites Creek Pike at the southwest corner of the property conveyed to William H. Cook and wife, by deed from J. W. Hobbs and wife, of record in Book 2394, Page 539, Register's Office for said County, being the corner of lots Nos. 1 and 2; thence with the line between said two lots north 38 deg. 10' east 320 feet to an iron pin; thence south 51 deg. 50' east 125 feet to an iron pin at the corner of lots Nos. 2 and 3; thence north 38 deg. 10' east 202 feet to an iron pin; thence north 51 deg. West 135 feet to an iron pin; thence south 38 deg. 10' west 204 feet to an iron pin in the northerly line of said lot No. 1; thence south 38 deg. 10' west 320 feet to the northeasterly margin of said Whites Creek Pike; thence with same southeastwardly 10 feet to the beginning.

Being the same property conveyed to McElvin E. Swah and wife, Martha Swah by deed from Tommie L. Thompson and wife, Mary R. Thompson of record in Book 4516, Page 649, Register's Office, Davidson County, Tennessee. The said McElvin E. Swah and Martha Swah have both deceased. The said McElvin E. Swah predeceased Martha Swah. The said Martha Swah died March 4, 2008, Probate No. 08P650. The will of Martha Swah left the subject property to Dana Buford Swah.

This is the same description as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Dewayne Overby and Alyssia Overby, husband and wife, their heirs and assigns, forever; and I, Dana Buford Swah covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of April, 2016.

Dana Buford Swah

Dana Buford Swah

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dana Buford Swah, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 14th day of April, 2016.

Dixie Seagraves

NOTARY PUBLIC

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-18-17

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $0.

Dana Buford Swah

AFFIANT

Subscribed and sworn to before me this 14th day of April, 2016.

Dixie Seagraves

NOTARY PUBLIC

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-18-17