THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** Davidson County DEEDQC Recvd: 07/21/16 09:22 3 pgs Fees:17.00 Taxes:0.00 **20160721-0075015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Barbara B. Swearingen Affiant Subscribed and sworn to before me, this 18 day of JULY, 2016. Donna C. Lenow Notary Public My Commission Expires: Nov 6, 2017

DONNA C. LENOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 6, 2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James B. Swearingen Barbara B. Swearingen 404 Springer Court Brentwood, TN 37027	New Owner	Map: 160-16-B Parcel: 145.00 CO

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, JAMES B. SWEARINGEN (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto BARBARA B. SWEARINGEN, her heirs and assigns, as a tenant in common, a fifty percent (50%) interest in and to 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 Lot No. 102 on the Plan of Brentwood Chase, Revision One, Section Two, of record in Book 9700, pages 945 through 948, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James B. Swearingen and wife, Martha J. Swearingen, by warranty deed dated May 15, 2002, from Encore Construction, Inc., a Tennessee corporation, of record in Instrument No. 20020524-0063602, Register's Office for Davidson County, Tennessee. The said Martha J. Swearingen has since died, leaving the said James B. Swearingen as the surviving spouse and sole owner.

This is improved property known as 404 Springer Court, Brentwood, Tennessee, 37027.

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 18 day of July, 2016.

JAMES B. SWEARINGEN

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 JAMES B. SWEARINGEN, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of July, 2016.

Donna C. Enlow
Notary Public

My Commission Expires: Nov. 6, 2017

DONNA C. ENLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 6, 2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

