QUITCLAIM DEED

O-FTB-16-2001-T

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Eric Swanson and Laura Deason Swanson, Co-Trustees	**NEW OWNER**	
(NAME)	(NAME)	**104-16-0-174.00**
2001 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5021		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC SWANSON AND SPOUSE, LAURA SWANSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey, in equal portions, unto **JOHN ERIC SWANSON AND LAURA DEASON SWANSON, CO-TRUSTEES OF THE JOHN ERIC SWANSON REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 4, 2008 and LAURA DEASON SWANSON AND JOHN ERIC SWANSON, CO-TRUSTEES OF THE LAURA DEASON SWANSON REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 4, 2008,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 91 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for said County.

Beginning on the southerly margin of Linden Avenue on the northeast corner of that part of Lot No. 91 conveyed to Pearl Dunn Duval by deed from R. C. Giles and wife, of record in Book 554, page 518, Register's Office for Davidson County, Tennessee; thence with said Duval's eastern boundary line, southwardly 207 feet, more or less, to the northerly margin of an alley thence with the same eastwardly 82 feet to the westerly margin of 20th Avenue, South ; thence with the same, northwardly 207 feet to the southerly margin of said Linden Avenue; thence with the same westward 83 feet to the beginning.

Being the same property conveyed to Eric Swanson and Laura Swanson from Joseph E. Wright and Dorothy J. Wright, Trustees for the Joseph E. Wright and Dorothy J. Wright Joint Revocable Living Trust under agreement dated April 21, 1994, of record in Instrument No. 20040708-0081130, Register's Office for Davidson, Tennessee, dated .

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2001 Linden Avenue , Nashville, Tennessee 37212-5021**.

BILL GARRETT, Davidson County
Trans:T20160100716 DEEDQC
Recvd: 11/15/16 11:29 2 pgs
Fees:12.00 Taxes:0.00
20161115-0120285

Witness my/our hand(s) this the 12th day of November, 2016.

Eric Swanson

Laura Swanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC SWANSON, the within named 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, this the 12th day of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA SWANSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212