THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160110029 DEEDQC
Recvd: 12/14/16 15:17 2 pgs
Fees:12.00 Taxes:0.00
20161214-0131318

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Peggy Sue Daniel George David Kennedy 3000 Porter Rd. Nashville, TN 37206	SWBC Mortgage Corp. 9311 San Pedro Ave., Suite 100 San Antonio, TX 78216	073-13-0-065-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Peggy Sue Daniel,** by these presents do hereby quitclaim and convey unto **Peggy Sue Daniel, An Unmarried Woman and George David Kennedy, An Unmarried Man, as tenants in common with rights of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being Lots Nos. 12 to 20 inclusive of Block "A" on the Map of Davis Heights, as of record in Book 843, pages 104 and 105, Register's Office for said County, described together as follows:

Beginning at a point in the southerly margin of Porter Road, the common corner of Lots Nos. 11 and 12, thence with the line between said two lots, southwardly 245 feet to 20 inclusive and the north line of Lot No. 21 in a easterly direction 225 feet to the westerly margin of Rosebank Avenue; thence with the same around a curve in a northerly direction, to the common corner of Lots Nos. 19 and 20 on said plan; thence with the north line of Lots Nos. 19 to 12 along the south margin of Porter Road in a northwesterly direction 222.6 feet to the point of beginning.

Being the same property conveyed to Peggy Sue Daniel by warranty deed from Raymond E. Osborne and wife, Billie Jean Osborne of record in Instrument No. 20040624-0074859 Register's Office for Davidson County, Tennessee, dated 06/18/2004 and recorded on 06/24/2004.

This is improved property also known as 3000 Porter Rd., Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
9th day of December 2016.

Affiant

My commission expires: 7-3-17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of December, 2016.

Peggy Sue Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peggy Sue Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of December, 2016.

Notary Public

STEVEN T MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017