BILL GARRETT, Davidson County
Trans:T20170019872 DEEDQC
Recvd: 03/08/17 10:30 3 pgs
Fees:17.00 Taxes:0.00
20170308-0022859

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
James B. Swearingen
Barbara B. Swearingen
404 Springer Court
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP 160-16-B, PARCEL 145.00 CO

CORRECTED QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James B. Swearingen ("Grantor"),** reserving unto himself an estate for life does hereby quitclaim, transfer and convey unto **Barbara B. Swearingen ("Grantee")**, her heirs and assigns, as tenants in common, a fifty percent (50%) interest in and to all of my 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 945s 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 Quitclaim deed is to correct the Quitclaim Deed of record in instrument number ~~20160721-007513~~ Davidson County Register's Office to reserve a life estate in the Grantor and Grantee. 20160721-0075015

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

Grantor also does hereby grant unto Grantee an estate for life in the fifty percent (50%) interest being retained by Grantor so that Grantor and Grantee shall have and reserve a life estate unto themselves and to the survivor of them so long as either of them shall live.

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 THEREOF, grantor has executed this instrument on this 17th day of February, 2017.

JAMES B. SWEARINGEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for 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 on this the 17th day of February, 2017.

Joyce Lillard
NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOYCE LILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-23-2020

O A T H

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $QUITCLAIM ONLY which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara B. Swearingen
AFFIANT

SUBSCRIBED and sworn to before me, this the 17th day of February, 2017.

Joyce Lillard
NOTARY PUBLIC

MY COMMISSION EXPIRES: JOYCE LILLARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-23-2020