Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017 **3621 Utah Place** **St. Louis, MO 63116**	**014 00 0 037.03**	**Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017** **3621 Utah Place** **St. Louis, MO 63116**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

WHERAS, Harry L. Swain and June Ray Swain were the owners of that certain property located in Joelton, Davidson County, Tennessee and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Harry L. Swain died on October 16, 2007, leaving the Property vested in June Ray Swain as the surviving tenant by the entirety.

WHEREAS, June Ray Swain died, intestate, on February 24, 2008.

WHEREAS, the sole surviving heir of June Ray Swain was her child, Harry Lee Swain, II.

BILL GARRETT, Davidson County
Trans:T20170022312 DEEDQC
Recvd: 03/16/17 09:08 3 pgs
Fees:17.00 Taxes:0.00
20170316-0025567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 13th day of March, 2017.

JENNIFER DISMUKES BERKOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

WHEREAS, Harry Lee Swain, II desires to quitclaim the Property as provided herein.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Harry Lee Swain, II** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Trustees of The Harry Lee Swain, II GST-Exempt Trust dated March 13, 2017** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is unimproved property on Clarksville Highway, Joelton, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 13th day of March, 2017.

Harry Lee Swain, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry Lee Swain, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of March, 2017.

Notary Public

My Commission Expires:
10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 31, 2017

EXHIBIT A

(Legal Description of the Property)

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson and Hickerson, Engineers, dated September 3, 1964, more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41A, 318 feet in a westerly direction along the northerly margin of Clarksville Highway from the center line of Douglas Road; thence north 11 deg. 15' east a distance of 475.0 feet to an iron pin; thence north 79 deg. 00' west a distance of 230.00 feet to an iron pin; thence south 7 deg. 00' west a distance of 480.0 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the northerly margin of Clarksville Highway in an easterly direction a distance of 135.0 feet to a concrete monument; thence still along the northerly margin of Clarksville Highway in an easterly direction a distance of 60.0 feet to the point of beginning. Said tract of land containing 2.32 acres.

BEING the same property conveyed to Harry L. Swain and wife, June Ray Swain, by deed from Georgie D. White, of record in Book 4172, Page 151, Register's Office for Davidson County, Tennessee. Harry L. Swain having since died leaving the property vested in June Ray Swain as the surviving tenant by the entirety. June Ray Swain having since died, intestate, leaving the property to her sole heir at law, Harry Lee Swain, II (her child).