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 0 075.00**	**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 was the owner of that certain property located and known as 6725 Clarksville Highway, 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 and his will (the "Will of Harry L. Swain") is filed of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket Number 08P-1260; and

WHEREAS, pursuant to the Will of Harry L. Swain, the Property was devised and bequeathed to Harry Lee Swain, II; and

BILL GARRETT, Davidson County
Trans:T20170022312 DEEDQC
Recvd: 03/16/17 09:08 3 pgs
Fees:17.00 Taxes:0.00
20170316-0025568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

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

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 13 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 & Hickerson, Engineers, dated September 3, 1964, more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41A, 838.7 feet west from the northwest corner of Clarksville Highway and Douglas Road; thence north 10 deg. 00' east a distance of 365.0 feet to an iron pin; thence north 80 deg. 00' east a distance of 117.5 feet to an iron pin; thence north 2 deg. 15' east a distance of 240.0 feet to an iron pin; thence north 87 deg. 45' west a distance of 125.0 feet to an iron pin; thence south 2 deg. 15' west a distance of 570.0 feet to an iron pin in the northerly margin on Clarksville Highway; thence easterly along the northerly margin of Clarksville Highway a distance of 210.0 feet to the point of beginning. Said tract being designated as Trust No. 2 and containing 2.47 acres.

BEING the same property conveyed to Harry L. Swain by deed from June R. Swain, of record as instrument number 20050307-0024670, Register's Office for Davidson County, Tennessee. Harry L. Swain having since died leaving the property to Harry Lee Swain, II pursuant to the Last Will and Testament of Harry Lee Swain, which such will is filed of record in the Seventh Circuit Court for Davidson County, Probate Division, Docket Number 08P-1260.