THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170031448 DEEDQC
Recvd: 04/13/17 15:47 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036451

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Patrick B. Kearney Christina M. Kearney 2809 Barclay Dr. Nashville, TN 37206	SWBC Mortgage Corp. 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216	094-03-0-036.00

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, **Michael P. Kearney, Married*,** by these presents do hereby quitclaim and convey unto **Patrick B. Kearney and Christina M. Kearney, Husband and Wife,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Tract I:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 219 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee and described as follows:

Said lot number 219 begins at a point in the Easterly margin of Barclay Drive, the common corner of Lots numbers 219 and 220;Thence Easterly along the line between said two Lots 179.8 feet to a point; thence Southwesterly 86.7 feet to a point, the corner of Lots numbers 219 and 218; thence Northwesterly along the line between said two lots, 180.3 feet to a point in the Easterly margin of Barclay drive; thence Northeasterly along the margin of said Drive, 27.56 feet to a point, and continuing thence along the margin of said drive, 53.5 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being Part of Lot No. 218 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee, and more fully described according to a survey dated July 5, 1959, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the Southeasterly margin of Barclay Drive, said point being the common front corner of Lots Nos. 218 and 219; thence in a Southeasterly direction along the lot line between Lots 218 and 219, 180.3 feet to a point, said point being the common rear corner of said Lots 218 and 219; thence along the rear line of Lot No. 218, 9 feet to a point; thence in a Northwesterly direction 180.9 feet to the point of beginning and being triangular in shape.

Being the same property conveyed to Patrick B. Kearney and Michael P. Kearney by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120508-0039799 Register's Office for Davidson County, Tennessee, dated April 06, 2012 and recorded on May 08, 2012.

***Grantor is married but property has never been a residence of grantor or his spouse.**

This is improved property also known as 2809 Barclay Dr., 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
6th day of April, 2017.

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 6th day of April 2017.

Michael P. Kearney

Michael P. Kearney

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 Michael P. Kearney, 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 6th day of April, 2017.

Notary Public

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