This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170040675 DEEDQC
Recvd: 05/12/17 11:57 2 pgs
Fees:12.00 Taxes:0.00
20170512-0047381

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
William H. Swiggart, IV and Gail B. Swiggart, Trustees of the Swiggart Trust 2212 30th Ave. South Nashville, TN 37212	New Owner	104 140081.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, William H. Swiggart, IV and wife, Gail Brooks Swiggart, hereinafter Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto William H. Swiggart, IV and Gail B. Swiggart, Trustees of the Swiggart Trust dated May 10, 2017, hereinafter Grantees, their successors and assigns, all of Grantors' rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 1 in the Re-subdivision of Lots Nos. 43 and 44 in Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 547, page 120, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 72 feet on the easterly side of 30th Avenue South and runs 230 feet on the north line and 240 feet 8 inches on the south line to a 20 foot alley, and shows 32 feet on said alley.
>
> Being the same property conveyed to William H. Swiggart, IV and wife, Gail Brooks Swiggart, by deed from W.E. Haswell and wife, Vivian Marshall Haswell, of record in Book 7255, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 2212 30th Avenue South, Nashville, Tennessee 37212.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

The property and its proceeds shall have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of May, 2017.

William H. Swiggart, IV, Grantor

Gail Brooks Swiggart, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantors, William H. Swiggart, IV and Gail Brooks Swiggart, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of May, 2017.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 21, 2018

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 21, 2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

William H. Swiggart, IV, Trustee, of the Swiggart Trust, Grantee

Gail B. Swiggart, Trustee of the Swiggart Trust, Grantee

Subscribed and sworn to before me this 10 day of May, 2017.

Patricia E. Kennedy
Notary Public

My Commission Expires: Jan. 21, 2018

PATRICIA E. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 21, 2018