Davidson County DEEDWARR
Recvd: 07/06/05 11:42 2 pgs
Fees:13.00 Taxes:391.83
20050706-0077403

# WARRANTY DEED

JENNY GERMANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2005

Notary Public

MY COMMISSION EXPIRES: 2-23-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Bootstrap Properties, LLC | Bootstrap Properties, LLC | Map 84 |
| 2309 Maplecrest Dr. | 17119 Perdido Key Dr #C-34 | Group 11 |
| Nashville, TN 37214 | Pensacola, FL 32507 | Parcel 242 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Jackie R. Gorman, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Bootstrap Properties, LLC**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 29 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 136 feet on the southerly side of Maplecrest Drive and runs back 150 feet on the west line and 153 feet on the east line to a dead line in the rear on which it measures 145 feet.

BEING the same property conveyed to Jackie R. Gorman by deed from The A.H. Johnson Co., L.P., of record in Book 8546, Page 830, dated January 29, 1992, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1874, Page 452 and Book 1906, Page 357, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28; and (3) Sanitary Sewer Easement of record in Book 4896, Page 103, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2309 Maplecrest Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 28th day of June, 2005.

Jackie R. Gorman
Jackie R. Gorman
By: Mary R. Gorman, Attorney-in-Fact
By Mary R. Gorman Atty. in fact

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, Mary R. Gorman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jackie R. Gorman as her Attorney in Fact as the free act and deed of the within named Jackie R. Gorman.
Witness my hand and official seal at Nashville, Tennessee the 28th day of June, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.