Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20060407-0040058

This Instrument Prepared By:
Bolton Ventures, LLC
4508 Harpeth Hills Drive
Nashville, Tennessee 37215

QUIT CLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Brad and Teresa Bolton	Brad and Teresa Bolton	
4508 Harpeth Hills Drive	4508 Harpeth Hills Drive	Map/Parcel: 130-11-64
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

FOR AND IN CONSIDERATION of the sum of NO CONSIDERATION, cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bolton Ventures, LLC, a Tennessee Limited Liability Company has this day bargained and sold, and does hereby transfer and convey unto the said Brad Bolton and Teresa B. Bolton, husband and wife, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 OF BLOCK "E" ON THE PLAN OF TYNE MEADE, SECTION III, AS OF RECORD IN BOOK 1424, PAGES 12, 13 AND 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Bolton Ventures, LLC, a Tennessee Limited Liability Company by Deed from Edmund W. McFadden and wife, Patricia M. McFadden of record in Instrument No. 20040617-0071654, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 4508 Harpeth Hills Drive, Nashville, Tennessee 37215

Improved (✓)

~~TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever~~. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 27th day of January, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bolton Ventures, LLC

By: _____
Corporate Officer
Printed Name & Title: Brad BOLTON, CEO

ACKNOWLEDGMENT

STATE OF Tn)
COUNTY OF Davidson) ss

Before me, Heather Carpenter, a Notary Public of the State and County aforesaid, personally appeared Brad Bolton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be CEO of Bolton Ventures, the within named bargainor, a Limited Liability Company organized and operating under the laws of the State of Tennessee, and that he/she as such CEO TN, executed the foregoing instrument for the purposes contained therein, by signing the name of the Limited Liability Company by himself/herself as CEO.

NOTARY STAMP/SEAL

STATE OF TENNESSEE NOTARY PUBLIC

WITNESS my hand and official seal, at office in _____ this 27 day of January, 2006.

Heather Carpenter
NOTARY PUBLIC
MY Commission Expires: July 1st 2008

AFFIDAVIT OF VALUE

STATE OF Tn)
COUNTY OF Davidson)

The actual consideration ~~or value whichever is greater~~, for this transfer is $ 0
Subscribed and sworn to before me this the 27 day of January, 2006

(Affix Seal)

_____
Affiant

Heather Carpenter
Notary Public
My Commission Expires: July 1 2008

STATE OF TENNESSEE NOTARY PUBLIC