BILL GARRETT, Davidson County
Trans:T20100074150 DEEDQC
Recvd: 11/23/10 09:05 2 pgs
Fees:12.00 Taxes:0.00
20101123-0093647

This Instrument Prepared By:
Law Office of Mark A. Ellmore
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sandra Ruth Shugart Bohr,** hereinafter called Grantor, has bargained and sold and by these presents does hereby quitclaim and convey to the **Sandra S. Bohr Living Trust Agreement,** all of my rights, title, life estate and interest in and to the following described tract of land to wit.

BEING Lot No. 64 on the Map of Hermitage Hills Subdivision Section 1, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 80.0 feet on the southwest margin of Bonnalynn Drive, and extends back between lines, measuring 151.1 feet on the southeasterly line and 152.1 feet on the northwesterly line to a line in the rear on which it measures 93.1 feet.

BEING the same property conveyed to Sandra Ruth Shugart Bohr, by Final Judgment for Absolute Divorce and Child Custody and Property Settlement Agreement, from Herman Frederick Bohr, III, of record in Book 5923, Page 657, in Register's Office of Davidson County.

This improved property is known as **308 Bonnalynn Dr., Hermitage, TN 37076.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

The above reference property is the primary residence of the Grantor.

WITNESS my hand and seal on this 10 day of November, 2010.

Sandra Ruth Shugart Bohr By
Sandra Ruth Shugart Bohr
By her Attorney-in-Fact Herman F. Bohr, IV

H. F. Bohr, III
Attorney-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 **Herman F. Bohr, IV, as attorney-in-fact for Sandra Ruth Shugart Bohr,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, and who provided proper documentation as power of attorney and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10th day of November, 2010.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

My Commission Expires _____

Elizabeth G. Christmas
Notary Public

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

H. F. Bohr, IV attorney in fact
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Sworn to and subscribed before me this 10th day of November, 2010.

My Commission Expires _____

Elizabeth G. Christmas
Notary Public

NAME AND ADDRESS OF NEW OWNER	**SEND PROPERTY TAX STATEMENT TO:**	**MAP & PARCEL NO.**
Sandra S. Borh Living Trust Agreement 308 Bonnalynn Dr. Hermitage, TN 37076	Herman F. Bohr, IV, Trustee 109 Islandia Dr. Nashville, TN 37217	Map 75-13; Par 166