BILL GARRETT, Davidson County
Trans:T20110052438 DEEDWARR
Recvd: 08/25/11 11:00 2 pgs
Fees:13.00 Taxes:536.50
20110825-0065784

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue
Ste 201, Nashville, TN 37205
Box # 26B

#11-07-14019

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
14623 Delano, LLC 18653 Ventura Blvd #267 Tarzana, CA 91356	NEW OWNER	Map 116-08-0- Parcel 178.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ronald H. Boggs, Sheryl B. Daniel and Starr B. Potts,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **14623 Delano, LLC, a California Limited liability company,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Being the Westerly eight feet of Lot No. 5 and all of Lots Nos. 4 and 3, and the Easterly 22 feet of Lot No. 2 on the Revised Plan of Block "A" of the Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, March 1, 1941, as follows:

BEGINNING on the Southerly margin of Woodmont Boulevard, at a point 197 feet West of the Westerly margin of Foxhall Road, being a point 8 feet East of the Northwest corner of said Lot No. 5; thence with said road Westwardly 80 feet to the Northeast corner of the property conveyed to Catherine R. Moore by deed from Myrtle Davis of record in Book 1563, Page 242, Register's Office for said County, and being a point 3 feet East of Northwest corner of Lot No. 2; thence with the Easterly line of said Moore Property Southwardly 250 feet to the Northerly line of Lot No. 32 at a point 3 feet East of the Southwest corner of Lot No. 2; thence with the Northerly line of Lots Nos. 32, 31, 30 and 29, Eastwardly 80 feet to a point 8 feet East of the Southwest corner of Lot No. 5; thence Northwardly 250 feet to the point of beginning.

Being the same property conveyed to Dorothy H. Boggs, a limited life estate, with remainder to her children, per stirpes by deed dated December 2nd, 1955 from A.K. Head and wife, Helen C. Head of record in Book 2649, page 113, said Register's Office. The said Dorothy H. Boggs died on June 23, 2010 and title vested in her only children Ronald H. Boggs, Sheryl B. Daniel and Starr B. Potts. An Affidavit of Heirship reflecting the vesting of title in the heirs is recorded in Instrument No 20110825-0065780 + 20110825-0065781, said Register's Office. This instrument is executed on behalf of Sheryl B. Daniel and Starr B. Potts by Ronald H. Boggs, as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Nos. * and 20110825-0065783, in the Register's Office for Davidson County, Tennessee. * 20110825-0065782

This property is not the personal, marital or primary residence of Grantors, spouse, if any and/or any dependents.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years and assumed by Grantee.
2. Restrictions of record in Book 1179, page 315, said Register's Office.
3. Any and all matters appearing on record in Plat Book 843, page 102, said Register's Office.

This is improved real property known as: **3705 Woodmont Blvd., A & B, Nashville, TN 37215.**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is **$145,000.00**)
( )

Affiant

Notary Public

My commission expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 16, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of August, 2011.

Ronald H. Boggs

Sheryl B. Daniel by Ronald H. Boggs, Atty-in-Fact Atty-in-fact

Starr B. Potts, by Ronald H. Boggs, Atty-in-Fact Atty-in-Fact

(STATE OF VIRGINIA)
(COUNTY OF FAIRFAX)

Before me, the undersigned of the state and county mentioned, personally appeared RONALD H. BOGGS INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR SHERYL B. DANIEL AND STARR B. POTTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HE executed the within instrument for the therein contained AND who further acknowledged that HE is the Attorney-In-Fact for Sheryl B. Daniel and Starr B. Potts and that HE is authorized by THEM to execute this instrument on THEIR behalf.

WITNESS my hand and official seal at Burke, VIRGINIA, this 15th day of August, 2011.

Notary Public

My commission expires: Jan 31, 2012

NEETU KHANNA
Notary Public
Commonwealth of Virginia
7216622
My Commission Expires Jan 31, 2012