BILL GARRETT, Davidson County
Trans:T20120037771 DEEDWARR
Recvd: 05/23/12 08:25 2 pgs
Fees:13.00 Taxes:395.90

20120523-0044537

STATE OF ~~Tennessee~~ Missouri
COUNTY OF ~~Davidson~~ St. Louis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Affiant Kermit P. Jordan, Managing Member Bootstrap Properties LLC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES: Oct. 27, 2013
File No. G12-4242D

PETER J. FINCH
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 09887798
My Commission Expires October 27, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany N. Jarreld (NAME)	(NAME)	84-11-242
2309 Maplecrest Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bootstrap Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany N. Jarreld**, 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of MAPLECREST, as shown by plat of record in Plat Book 1835, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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 Bootstrap Properties, LLC from Jackie R. Gorman, unmarried, by Deed dated June 28, 2005, as Instrument No. 200507060077403, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1874, page 452, Book 1906, page 357, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 27-28, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers as recorded in Book 4896, page 103, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2309 Maplecrest Drive, 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. 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 my/our hand(s) this 18th day of May, 2012.

BOOTSTRAP PROPERTIES, LLC

By: _____
Robert P. Judson, Managing Member

May 18, 2012
Date

STATE OF Missouri

COUNTY OF St. Louis }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert P. Judson, Managing Member for Bootstrap Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Managing Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 2012.

My Commission Expires: Oct. 27, 2013

_____
Notary Public

PETER J. FINCH
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 09887798
My Commission Expires October 27, 2013

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066