PREPARED BY:
Patricia Grooms
8004 Sawyer Brown Rd.
Nashville, TN 37221

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Joseph Boen
1764 Reynolds Rd
Nashville, TN 37217

MAIL TAX STATEMENTS TO:
Joseph Boen
1764 Reynolds Rd
Nashville, TN 37217

Map 120-13 parcel 54.00

BILL GARRETT, Davidson County
Trans:T20120081987 DEEDQC
Recvd: 10/29/12 13:18 3 pgs
Fees:17.00 Taxes:0.00
20121029-0098912

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 26th day of September, 2012, between Patricia Grooms, a married person, whose address is 8004 Sawyer Brown Rd, Nashville, Tennessee 37221("Grantor"), and Joseph Boen, a married person, whose address is 1764 Reynolds Rd, Nashville, Tennessee 37217 ("Grantee").

FOR FULL CONSIDERATION, in the amount of $10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

Land in Davidson County, Tennessee, being the westerly 70 feet of the easterly 308 feet front and 341.5 feet rear of Lot No. 8 on the Plan of Ben F. Turbeville Estate, of Record in Book 547, page 143, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, dated November 29, 1955, as follows:Beginning at a point in the northerly margin of Currey Road, said point being 238 feet westerly from the common front corner of Lots No. 8 and 13 on said Plan; thence in a northerly direction 216 feet more or less to a point in the line between Lots No. 7 and 8 on said Plan; said point being 271.5 feet westerly from the rear corner of Lots 8 and 13 on said plan; thence westerly with the line between said Lots No. 7 and 8, 70 feet to a point in the center of an old gate; thence in a southerly direction 216 feet, more or less to a point in the northerly margin of Currey Road, said point being 308 feet westerly from the common front corner of said Lots No. 8 and 13; thence easterly with the northerly margin of Currey Road, 70 feet to the point of beginning. current source of title - #20041011-0122277

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: Parcel 54

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 26th day of September, 2012

Patricia Grooms

Patricia Grooms, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patricia Grooms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 26 day of September, 2012

Ted L Hubbard

Notary Public

My Commission expires 11/5/2014.

TED L. HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 26th day of September, 20 12.

Joseph Boen, Grantee

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joseph Boen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 26 day of September, 20 12.

Notary Public

My Commission expires 11/5/2014.

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $10.00, and the true value that the property would command at a fair and voluntary sale is $125,000.00.

TED L. HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF October 20 12
Deputy Register