BILL GARRETT, Davidson County
Trans:T20130075060 DEEDQC
Recvd: 08/29/13 15:14 5 pgs
Fees:27.00 Taxes:0.00
20130829-0091505

This instrument prepared by Fred W. Beesley, Jr.
404 James Robertson Parkway, Suite 1720
Nashville, TN 37219-1530
Phone 615/244-0554
FAX 615/244-1229
e-mail: fwbeesley@comcast.net

Send Tax Notice to Grantee:
Bohelgo, LLC c/o Bob Golter
3502 Hopkins Street
Nashville, TN 37215

Grantor:
Patricia A and Gregory H Golter (Wife & Husband)
208 Port Drive
Madison, TN 37115

Davidson County, TN
Map & Parcel ID: 24-4-93

Mortgagee: none

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is zero ($-0-).

Bob Golter

Affiant, Bob Golter
Operating Manager, Bohelgo, LLC

Sworn to and subscribed before me this 29th day of August, 2013

Nicole J. LeMaster

Notary Public

My commission expires:_____

NICOLE J. LEMASTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 3, 2015

QUITCLAIM DEED

Improved Property at 201 South Main Street, Goodlettsville, TN 37072

For estate planning purposes and NO CONSIDERATION OF ANY SORT, Patricia A. Golter and Gregory H. Golter, wife and husband, (Grantors) by these presents, do hereby quitclaim, grant, alien, remise, release, confirm and convey unto Bohelgo, LLC, a Tennessee Limited Liability Company, "Grantee," its, successors and assigns, their entire right, title and interest (if any), as a sole owner, in and to the following described property in Davidson County, TN whose street address is:

201 South Main Street, Goodlettsville, Davidson County, TN 37072, being described as:

Beginning at an iron stake in the west right-of-way line of Tennessee Highway US 41, or the Main Street of the City of Goodlettsville, said stake being at the point of

intersection of the south edge of a 50 foot street now named Peay Memorial Drive, with said highway, also 6 inches south of the northeast corner of a water meter, thence with the south edge of said 50 foot street named Peay Memorial Drive, with said highway. also 6 inches south of the northwest corner of a water meter; thence with the south edge, of said 50 foot street named Peay Memorial Driver, south 83 ½ degrees west 201.5 feet to a point 25 feet east of a concrete marker and a corner of the property conveyed to Matt Thomson, etux. by deed of record in Book ____, Page ____, Register's Office for Davidson County (RODC), TN ; thence south 2 degrees 45 minutes west 120.1. feet with Thomson's east line to his (Thomson's) southeast corner; thence north 45 degrees east 141.8 feet to a point in the branch, a corner to the fire hall lot; thence north 83 ½ feet east 96.5 feet to a point in the margin of Tennessee Highway US 41, north 6 ½ degrees west passing an iron pin at the old McMurtrie and "Roscoe corner at 22 feet continuing on in all 26.9 fee more or less, to the beginning.

Being the same property conveyed to Paralee Fields from W. C. Fields by Warranty Deed dated March 17, 1969, and recorded in Book 4327, Page 833, RODC, Also being a portion of the same property conveyed to Paralee Fields Bell from Thaddaeus O. Bell, by Quitclaim Deed dated October 3, 1974, of record in Book 4857, Page 840, RODC.

Paralee Fields Bell has since died testate, vesting ownership in her heirs-at-law, James Dennis Fields, Larry Fred Fields, Billy Wayne Fields and Peggy Fields Stewart. Said Probate was closed on February 1, 2002.

Being the same property conveyed to Patricia A Golter and Gregory H. Golter, wife and husband, from James Dennis Fields, Larry Fred Fields, Billy Wayne Fields and Peggy Fields Stewart, by Warranty Deed dated September 30, 2008, of record at Instrument No. 20081006-0101168, RODC.

Grantors do convey this property together with all the plats, easements, restrictions, tenements, hereditaments, appurtenances and other matters of record thereto belonging or in anywise appertaining. There is no change to the legal description of this real property not contained in the recorded deed referenced herein, therefore no boundary survey has been made at the time of this conveyance.

This is improved property at located at 201 South Main Street, Goodlettsville, TN 37072

TO HAVE AND TO HOLD, the same in fee simple forever.

WITNESS our hands this 1st day of August, 2013.

Patricia A. Golter

Patricia A. Golter, (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Patricia A. Golter, Grantor, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 1st day of Aug. 2013.

Lori L. Rumley
Notary Public

My Commission Expires :

LORI L. RUMLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. MARCH 28, 2017

Gregory H. Golter

Gregory H. Golter (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Gregory H. Golter, Grantor, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 1st day of Aug, 2013.

Lori L. Rumley
Notary Public

My Commission Expires :

LORI L. RUMLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. MARCH 28, 2017

ATTACHMENT:
2008 Warranty Deed with Property Description

QUITCLMBohelcoGolter13.731

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2008.

Notary Public
MY COMMISSION EXPIRES:
File No. G8-6414D

TERRI D JACKSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires March 4, 2011

Davidson County DEEDWARR
Recvd: 10/06/08 09:54 2 pgs
Fees:13.00 Taxes:795.50
[redacted]
20081006-0101168

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia A. Golter and Gregory H. Golter, wife and husband (NAME)	SAME AS OWNER (NAME)	25-4-93
208 Port Drive (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (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, **The Heirs at Law of Paralee Fields Bell, being Larry Fred Fields, Billy Wayne Fields, James Dennis Fields and Peggy Fields Stewart Akers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia A. Golter and Gregory H. Golter, wife and husband,** 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 described, to-wit:

First Tract: Beginning at an iron stake in the west right-of-way line of Tennessee Highway U.S. 41, or the Main Street of the City of Goodlettsville said stake being at the point of intersection of the south edge or a 50 feet street now named Peay Memorial Drive, with said highway, also 6 inches south of the northeast corner of a water meter; thence with the south edge of said 50 foot street named Peay Memorial Drive, with said highway, also 6 inches south of the northeast corner of a water meter: thence with the south edge, of said 50 foot street named Peay Memorial Drive, south 83 ½ degrees west 201.5 feet to a point 25 feet east of a concrete marker and a corner to the property conveyed to Matt Thomson etux, by deed of record in Book ___,Page____, Register's Office for Davidson Count, Tennessee; thence South 2 degrees 45 minutes West 120.1 feet with Thomson's east line to his (Thomson's) southeast corner; thence North 45 degrees East 141.8 feet to a point in the branch, a corner to the firehall lot; thence North 83 ½ feet East 96.5 feet to a point in the margin of Tennessee Highway U.S. 41 North 6 ½ degrees West passing an iron pin the old McMurtrie and Roscoe corner at 22 feet continuing on in all 26.9 feet more or less, to the beginning.

Being the same property conveyed to Paralee Fields from W.C. Fields by Warranty Deed dated March 17, 1969, and recorded in Book 4327, page 833, in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Paralee Fields Bell from Thaddaeus O. Bell, by Quit Claim Deed dated October 3, 1974, in Book 4857, Page 840, in the Register's Office for Davidson County, Tennessee.

Paralee Fields Bell has since died, testate vesting ownership in her heirs at law, James Dennis Fields, Larry Fred Fields, Billy Wayne Fields, and Peggy Fields Stewart. Said Probate was closed on February 1, 2002.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and 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.
The signatures of Billy Wayne Fields, Larry Fred Fields, and Peggy Fields Stewart Akers are signed by their duly appointed Attorney-in-fact J. Dennis Fields, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 201 South Main Street, Goodlettsville, TN 37072.

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 30th day of September, 2008.

LARRY FRED FIELDS

By: _____ September 30, 2008
J. Dennis Fields, Attorney-in-fact — Date

BILLY WAYNE FIELDS

By: _____ September 30, 2008
J. Dennis Fields, Attorney-in-fact — Date

PEGGY FIELDS STEWART AKERS

By: _____ September 30, 2008
J. Dennis Fields, Attorney-in-fact — Date

_____ September 30, 2008
James Dennis Fields, individually — Date

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 James Dennis Fields, individually, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2008.

My Commission Expires: 3/29/10 _____ Notary Public

MICHAEL T. MCGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named J. Dennis Fields, Attorney-in-fact for Billy Wayne Fields, Larry Fred Fields, and Peggy Fields Stewart Akers, 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 Attorney-in-fact 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 30th day of September, 2008.

My Commission Expires: 3/29/10 _____ Notary Public

MICHAEL T. MCGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

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