BILL GARRETT, Davidson County
Trans:T20140094499 DEEDQC
Recvd: 12/17/14 13:55 2 pgs
Fees:12.00 Taxes:0.00
20141217-0115494

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN CLEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edmond Alan Boots and Suzanne Lynn Boots, Co-Trustees	New Owner	
(NAME)	(NAME)	
29420 Cambridge Ct.		70-13-125.00
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		70-13-126.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **EDMOND BOOTS, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **EDMOND ALAN BOOTS AND SUZANNE LYNN BOOTS, CO-TRUSTEES OF THE BOOTS FAMILY TRUST DATED JULY 5, 2007** HEREINAFTER CALLED THE GRANTEE (S), ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT I

A TRACT OF LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING IN THE VILLAGE OF BORDEAUX, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF U.S. HIGHWAY #41-A, THE SAME BEING SOUTH 56 DEGREES 39 MINUTES EAST 505.7 FEET FROM CENTER LINE OF SOUTH HAMILTON ROAD; PROCEEDING THENCE WITH THE SOUTH MARGIN OF SAID U.S. HIGHWAY #41-A SOUTH 56 DEGREES 39 MINUTES EAST 55 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY AND PROCEEDING SOUTH 33 DEGREES 21 MINUTES WEST 257 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 39 MINUTES WEST 55 FEET TO AN IRON PIN; THENCE NORTH 33 DEGREES 21 MINUTES EAST 257 FEET TO THE POINT OF BEGINNING, INCLUDING IN ADDITION THERETO, ALL RIGHT TITLE AND INTEREST OF THE GRANTOR IN PROPERTY TO THE NORTH OF SAID TRACT TO THE CENTER LINE OF SAID U.S. HIGHWAY #41-A, DESCRIBED ACCORDING TO SURVEY OF BARGE, WAGGONER AND SUMMER, INC. ENGINEERS, DATED NOVEMBER 8, 1957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY, SITUATED IN THE VILLAGE OF BORDEAUX, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF BRIDGE AVENUE 510 1/4 FEET NORTHWEST FROM THE SOUTHEAST FACE OF ABUTMENT OF NEW BRIDGE; AND RUNNING WITH THE CENTER OF SAID AVENUE NORTH 57-3/4 DEGREES WEST 82 FEET TO A POINT IN THE CENTER OF SAID AVENUE; THENCE AT RIGHT ANGLES TO SAID CENTER IN A SOUTHWESTERLY DIRECTION 300 FEET TO A LINE; THENCE AT RIGHT ANGLES TO THE LAST MENTIONED LINE IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH THE CENTER OF BRIDGE AVENUE 82 FEET TO THE SOUTHWESTERLY TO THE CORNER OF THE JOHN E. STEPHENS' LINE; THENCE ALONG SAID LINE IN A NORTHWESTERLY DIRECTION 300 FEET TO THE POINT OF BEGINNING, INCLUDING IN THE BOUNDARIES THEREOF A STRIP 30 FEET WIDE DESCRIBED IN DEED FROM M.O. RANDALL AND WIFE, TO F.A. TREPPARD, THE USE OF WHICH WAS GRANTED TO TREPPARD, HIS HEIRS AND ASSIGNS, TO BE USED AS A STREET TO THE BACK OF HIS LOT, SAID DEED BEING OF RECORD IN BOOK 213, PAGE 221, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20060714-0084810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as 3105 and 3111 Clarksville Pike Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 12th day of December, 2014.

EDMOND BOOTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edmond Boots**, the within named bargainor, 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 the 12TH day of DECEMBER, 2014.

NOTARY PUBLIC
Notary Public

My Commission Expires: MAY 27, 2018

PAIGE S. APAR
Comm. #2066257
Notary Public-California
Los Angeles County
Comm. Expires May 27, 2018

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212