THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160029598 DEEDWARR
Recvd: 04/12/16 10:47 2 pgs
Fees:13.00 Taxes:481.00
20160412-0034919

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bootstrap Properties LLC 4010 Gallatin Pike Nashville, TN 37216	Same as New Owner	061-11-0-283.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **W. T. CLINARD AND JESSIE CLINARD**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BOOTSTRAP PROPERTIES LLC**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **County**, State of Tennessee, described as follows, to wit:

TRACT ONE:

Being a part of a lot in the northwest corner of Lot "A" of the Monte Vista Plan of Lots, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of the Gallatin Road as now widened and located, at an iron pin, being Hampton's northwest corner; thence along Hampton's north line, south 62.5 degrees east 111.5 feet more or less to an iron pin at the southwest corner of the Woolwine Lot; thence along Woolwine's west line North 2 degrees east 100 feet to a point; thence north 62.5 degrees west 111.5 feet more or less to the easterly margin of Gallatin Road; thence with the margin of the same, south 2 degrees west 100 feet to the point of beginning.

TRACT TWO:

Being a part of the Northwest part of Lot "A" on the Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, and described according to a survey by Pete Meyer, surveyor, May 13, 1946, as follows:

Beginning at a point in the easterly right of way of the Gallatin Pike, at a point 44.6 feet at right angles to and east of edge of pavement of said Pike. And being approximately 134 feet south of the south margin of McAlpine Avenue at the northwest corner of the property conveyed to Sam R. Kyle and wife, by deed of R. O. Ray and wife, of record in book 1367, Page 227, said Register's Office; thence along Kyle's north line, South 62 degrees east 111.5 feet to a point on the west boundary line of Mrs. Woolwine's Lot, Kyle's northeast corner; thence along Mrs. Woolwine's west line, north 18 degrees 15 minutes east 20.4 feet to the southeast corner of the property conveyed to Clarence W. Duncan and wife, by deed from R. R. Ray and wife, of record in Book 1390, Page 188, said Register's Office; thence along Duncan's south line, North 72 degrees 30 minutes west 111.5 feet to the point of beginning.

Included in this description but excluded from this conveyance is a portion of the subject property conveyed to Steve H. Hood and wife, Eva Durham Hood by deed of record in Book 2446, Page 186, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Gallatin Road, as now widened and located, at a point 45 feet north of the northwest corner of the property conveyed to W. T. Hampton by deed from Graves Pate and wife, of record in Book 1005, Page 22, said Register's Office; thence eastwardly 108.5 feet to an iron pin in the westerly line of the property conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife, of record in Book 846, Page 125, said Register's Office, said point being 65.4 feet north of said Hampton's northerly line; thence with said Woolwine's westerly line northwardly 55 feet to an iron pin at the southeast corner of the property conveyed to John and George Gianikas by deed from C. F. Cantrell and wife, of record in Book 1678, Page 518, said Register's Office; thence with said Gianikas' southerly line westwardly 108.5 feet to the easterly margin of said Gallatin Road; thence southwardly 55 feet to the beginning.

Being the same property conveyed to W. T. Clinard and wife, Jessie Clinard, by Warranty Deed from Mabel Louise Harris and Ann Harris Branch, filed on 10/25/1993, at Book 9124, page 421, Davidson County Register of Deeds, which is corrected by Deed of Correction filed at Book 9322, page 171, said Register's Office.

This is improved property known as **4010 Gallatin Pike, Nashville, Tennessee 37216** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this **5th** day of **April, 2016**:

W. T. Clinard
W. T. Clinard

Jessie Clinard
Jessie Clinard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. T. CLINARD AND JESSIE CLINARD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of April, 2016:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2016:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18