WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/02 10:32 2pgs
Fees:13.00 Taxes:77.70

20020823-0102113

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Bros. LLC	**Same as Owner**	**Map 82-09**
(NAME) **80 Korwel Circle**	(NAME)	**Parcel 90**
(ADDRESS) **West Orange, NJ 07052**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Michael A. Garafola**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence Bros. LLC**, a Tennessee limit liability company, 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 part of Lot No. 65 on the plan of D. T. McGavock's First Addition to Nashville, as of record din Book 10, pages 506 to 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The second lot is a parcel of land lying on the east side of 5th Avenue, North and seventy eight feet more or less from the northerly side of Taylor Street, this property fronts 39 feet more or less on the east side of 5th Avenue, North and runs back between parallel lines 139 feet more or less to a dead line. This second lot lays directly north and next to the first lot.

Being the same property conveyed to Michael A. Garafola by deed from Steve C. Rollins, Phillip Kent Rollins and Robert N. Rollins of record as Instrument No. 20010618-0064348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 10, page 506 - 609, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 1402 5th Avenue North, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 22nd day of August, 2002.

Michael A. Garafola

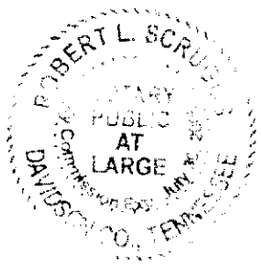
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Michael A. Garafola,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of August, 2002.

Commission expires:



Robert L. Scruggs Notary Public