WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$277,900.00**

Kim McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. DOMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Rabick	John P. Rabick	82-16-252
(NAME)	(NAME)	
804 Fatherland St.	804 Fatherland St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37206	Nashville, TN 37206	
(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, Lashlee Garafola, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John P Rabick and Betty Jo Rabick, 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. :

Being Lot No. 103 on the plan of S. Williams Addition, Edgefield, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lashlee Garafola by deed from Susan D. McDougald, an unmarried person and filed for record on July 20, 2004 in Instrument No. 20040720-0086178, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 804 Fatherland St., 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of April, 2005.

X Lashlee Garafola
Lashlee Garafola

X Michael Garafola

Davidson County DEEDWARR
Recvd: 05/02/05 15:23 2 pgs
Fees:13.00 Taxes:1028.23

20050502-0048741

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Lashlee Garafola ** AND with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**MICHAEL GARAFOLA

Witness my hand and official seal at office this the 21st day of April, 2005.

Commission expires: 03/09/07

Notary Public

KANDACE R. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.