PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/20/07 15:52 2 pgs
Fees:13.00 Taxes:1345.69
20070820-0099695

W & I Ref(dm) Title No: 48874
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sean Wilfred Dodge 802 Fatherland St. #B Nashville, Tennessee 37206	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 082160F002.00

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$363,700.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garafola and Harris, a Limited Liability Company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Wilfred Dodge** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 B of 802 Fatherland Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Doc. No. 20061018-0129231 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property conveyed to Garafola and Harris, a Limited Liability Company by deed from Timothy R. Wilson and Kevin McGinn of record in Doc. No. 20030915-0135296 dated and executed on Sept. 10, 2003 and recorded on Sept. 15, 2003 in the Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit B to the Master Deed in Doc. No. 20061018-0129231, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20061018-0129231, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 802 Fatherland Street # B, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 2007.

Garafola and Harris, a Limited Liability Company

By: Michael A. Garafola
Title: Chief Manager

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Michael A. Garafola with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of **Garafola and Harris, a Limited Liability Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 16th day of August, 2007.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $363,700.00

Affiant

Sworn and subscribed before me this the 16th day of August, 2007.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011