08-08-0164

Davidson County DEEDWARR
Recvd: 08/28/08 12:59 3 pgs
Fees:18.00 Taxes:826.95
20080828-0088498

Warranty Deed

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2008.

Notary Public

My commission expires: 1/3/11

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charlotte Grainger Adam Siegel	City Life Lending Group, LLC	Map: 82-07 Parcel: 347
309 Grace Street	P.O. Box 6502	
Nashville, TN 37207	Springfield, Ohio 45501-6502	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK GARAFOLA, MARRIED, AND MICHAEL GARAFOLA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE GRAINGER AND ADAM SIEGEL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, described as follows:

Being a certain tract or parcel of land in the City of Nashville, Tennessee, Beginning on the north margin of Grace Avenue, formerly Josephine or King Avenue, at the southwest corner of Lot No. 1 on the Plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee; thence westerly along the north margin of Grace Avenue 50 feet to a point; thence northerly 165 feet to the south margin of an alley thence with the margin of the same, easterly 50 feet to the northwest corner of Lot No. 1 above mentioned; thence southerly along the west line of Lot No. 1 165 feet to the point of beginning.

Being the same property conveyed to Michael Garafola, married, and Mark Garafola, married, as joint tenants with rights of survivorship by deed from Virginia W. Carter and husband, Brett R. Carter of record in Instrument 200802210017198, said Register's Office, dated February 19, 2008. And being the same property conveyed to Virginia W. Carter, married by deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset Backed Certificates, Series 2001-A of record in Instrument 200605050052510, said Register' s Office, dated April 21, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Grace Street, Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2008.

Mark Garafola

Michael Garafola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Garafola and Michael Garafola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2008.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Patricia Mary Garafola, spouse of Mark Garafola, and **Lashlee Anne Garafola**, spouse of Michael Garafola, join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Patricia Mary Garafola

Lashlee Anne Garafola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Mary Garafola and Lashlee Anne Garafola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2008.

Notary Public

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-8-12

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY