Davidson County DEEDWARR
Recvd: 10/27/08 13:36 3 pgs
Fees:18.00 Taxes:159.84
20081027-0107127

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Mark Garafola and wife,
Patricia Garafola
1969 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Danny Talley** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mark Garafola and wife, Patricia Garafola**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 194 and 195 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, page 14 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny Talley by Trustee's Deed from Melvin B. Butler, Trustee of record in Book 6538, Page 497, in the Register's Office for Davidson County, Tennessee, dated April 22, 1985.

(1) 2008 County Taxes which have been paid by the Grantor and prorated by the parties: (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

Sylvia Talley, spouse of Danny Talley, join in the execution of this instrument to convey her interest in the above described property to the Grantee.

This is improved property known as 1433 Pennock Avenue, Nashville, TN 37207 and it has never been the principal residence of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of October, 2008.

Danny Talley

Danny Talley

Sylvia Talley

Sylvia Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Danny Talley and wife, Sylvia Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official ~~seal this~~ 24 day of October, 2008.

Amon Ringemann

Notary Public

My Commission Expires: Nov 4th 2009

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $43,200.00.

Danny Talley

AFFIANT

Subscribed and sworn to before me
this 24 day of October, 2008.

Amon Ringemann

NOTARY PUBLIC

My Commission Expires Nov 4th 2009

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

