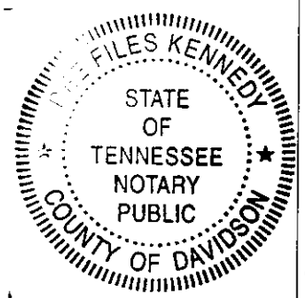
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/09 09:54 2 pgs
Fees:13.00 Taxes:756.65
20090930-0090631



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $204,500.00

Affiant

Subscribed and sworn to before me this 29th day of September, 2009.

Notary Public
My Commission expires: 1/3/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Caitlin Evanson	Wells Fargo Bank, NA	083-13-0-117.00
1314 Fatherland Street	P.O. Box 660455	
Nashville, TN 37206	Dallas, TX 75266-0455	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Laurie A. Scarafiotti, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Caitlin Evanson, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of the northerly 113 feet of Lot No. 110 on the East Edgefield Plan, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 110 fronts 50 feet on the southerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines, with the westerly margin of 14th, formerly Division Street, 113 feet, more or less, to the northerly line of Bernice C. Smith lot.

Being the same property conveyed to Laurie A. Scarafiotti, by deed from Michael Roddick, a married man, on September 14, 2004, of record in Instrument Number 20040920-0112619, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-13-0-117.00.
- Subject to all matters as shown on the Plan of record in Book 21, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **1314 Fatherland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 29, 2009.

Laurie A. Scarafiotti
Laurie A. Scarafiotti

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laurie A. Scarafiotti** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2009

My commission expires 8/19/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

BROOKE SMITH

State of Tennessee)
County of Davidson)

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

My Commission Expires: 01/03/11

Notary Public

MICHELLE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON