WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/10 08:25 2 pgs
Fees:13.00 Taxes:499.50
20101112-0090497

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of Nov, 2010

Notary Public
My Commission expires: Jan 6, 2014
(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:
Garafola Properties, LLC	SAME	072-09-0-181.00
108 McFerrin Avenue		
Nashville, Tn 37206		

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, **The 1013 Delmas Avenue Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Garafola Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the West 50 feet of Lot No. 8 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said West 1/2 of Lot No. 8 fronts 50 feet on the North side of Delmas Avenue and runs back between parallel lines 191 feet, more or less, to the South line of the Spain Subdivision.

Being the same property conveyed to The 1013 W. Delmas Avenue Trust, First Jordan, LLC, as Trustee by deed from Roy M. Shacklett, Jr., on September 28, 2010 of record in Instrument Number 20100930-0077909, 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:

- Subject to all matters as shown on the Plan of record in Book 332, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1013 Delmas Avenue, Nashville, TN 37216**

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 November 5, 2010.

First Jordan, LLC, as Trustee for the
1013 W. Delmas Avenue Trust

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Chief Manager of First Jordan, LLC., as Trustee of the 1013 W. Delmas Avenue Trust, the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 1st day of November, 2010.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY