BILL GARRETT, Davidson County
Trans:T20110009000 DEEDWARR
Recvd: 02/11/11 16:03 2 pgs
Fees:13.00 Taxes:2392.05

20110211-0012198

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $646,500.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2011. Notary Public My commission expires: 9-9-2014

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:
Roy Kevin Carroll Janet M. Carroll	Franklin Synergy Bank	Map: 131-07-0
1902 Randolph Place	3301 Aspen Grove Dr., Ste. 200	Parcel: 025.00
Nashville, TN 37215	Franklin, TN 37067	

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, **GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY KEVIN CARROLL AND JANET M. CARROLL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Locust Grove Subdivision of record in Plat Book 1424, Page 40, in the 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 Garafola Properties, LLC by Trustee's Deed from Cumberland Trust and Investment Company, Successor Trustee of the George Howard Henson, Sr., Revocable Living Trust of record in Instrument Number 20100712-0054549, Register's Office for Davidson County, Tennessee, dated July 9, 2010.

Being the same property conveyed to George Howard Henson, Sr. by Deed from Richard D. Sivley and wife, Joan C. Sivley, of record in Book 5288, Page 303, Register's Office for Davidson County, Tennessee, dated May 19, 1978. Being further conveyed to George Howard Henson, Sr., Trustee of the George Howard Henson, Sr. Revocable Living Trust, by Quitclaim Deed from George Howard Henson, Sr., a single person, of record in Instrument No. 20000907-0088435, Register's Office for Davidson County, Tennessee, dated August 20, 2000. See Abstract of Trust Agreement recorded in Instrument No. 20000907-0088434, and revised in Instrument No. 20080715-0072544, Register's Office for Davidson County, Tennessee. Cumberland Trust & Investment Company was appointed as permanent Conservator of the Property and Sole Trustee of the George Howard Henson, Sr. Revocable Living Trust by order dated September 11, 2009, in Docket No. 08P-1 976, Office of the Davidson County Probate Court Clerk, and Letters of Limited Conservatorship over the Property Only were issued to Cumberland Trust & Investment Company. Cumberland Trust & Investment Company as Successor Trustee of the George Howard Henson, Sr.

Revocable Trust was authorized to sell subject property pursuant to order dated June 17, 2010, in Docket No. 08P-1976, Probate Court Clerk's Office for Davidson County, Tennessee.

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 1902 Randolph Place, Nashville, TN 37215.

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 11th day of February, 2011.

Garafola Properties, LLC

By: _____
Name: Michael Garafola
Title: President/Sole Member

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 Michael Garafola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President/Sole Member of Garafola Properties, LLC, a Tennessee Limited Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY