BILL GARRETT, Davidson County
Trans:T20110023428 DEEDWARR
Recvd: 04/20/11 15:49 2 pgs
Fees:13.00 Taxes:610.50
20110420-0030619

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2011. Notary Public My commission expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Allison L. Skiff	Flagship Mortgage Corporation	Map: 083-02-0
1534 Douglas Ave	100 Old Wilson Bridge Rd., Ste 207	Parcel: 198.00
Nashville, TN 37206	Worthington, OH 43085	

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 LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON L. SKIFF, UNMARRIED**, 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, being Lot No. 95 on the Map of Dr E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Garafola Properties, LLC, a Tennessee Limited Liability Company by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument 20100824-0066936, Register's Office for Davidson County, Tennessee, dated August 19, 2010.

Being the same property previously conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by deed from Santwon Townsend, unmarried of record in Instrument 201006230049084, Register's Office for Davidson County, Tennessee, dated June 22, 2010.

Being the same property previously conveyed to Santwon Townsend, not married by Quitclaim Deed from Edythe M. Townsend, not married of record in Instrument 201002080009816, Register's Office for Davidson County, Tennessee, dated January 21, 2010.

Being the same property previously conveyed to Edythe Townsend, unmarried by deed from Wayne Harold and Sharon Mills of record in Instrument 200305130064311, Register's Office for Davidson County, Tennessee, dated April 22, 2003.

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 1534 Douglas Ave, Nashville, TN 37206.

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 15th day of April, 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 company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

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