Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110028870 DEEDWARR
Recvd: 05/16/11 09:12 2 pgs
Fees:13.00 Taxes:799.20
20110516-0037124

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Donna D Smith
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2011.

George White
Notary Public

My commission expires: 12/19/13

STATE OF TENNESSEE NOTARY PUBLIC Rutherford 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:
Donna D. Smith & Richard G. Smith	New Owner(s)	Map: 072-09
1013 Delmas Avenue		Parcel: 181
Nashville, TN 37216		

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 **DONNA D. SMITH AND HUSBAND, RICHARD G. SMITH**, 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 the West 50 feet of Lot No. 8 on the Plan of East Hill Addition, as of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete 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 Garafola Properties, LLC by deed from 1013 Delmas Avenue Trust, First Jordan, LLC, as Trustee of record In Instrument 201011120090497, Register's Office for Davidson County, Tennessee, dated November 5, 2010. And being the same property conveyed to The 1013 W Delmas Avenue Trust, First Jordan, LLC, as Trustee by deed from Roy M. Shacklett Jr. of record in Instrument 201009300077909, Register's Office for Davidson County, Tennessee, dated September 28, 2010. And being the same property conveyed to Roy M. Shackett, Jr., subject to a life estate retained by the Elizabeth Skully Shacklett by deed from Elizabeth Skulley Shacklett, a widow of record in Book 9570, page 826, Register's Office for Davidson County, Tennessee, dated December 12, 1995.

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 1013 Delmas Avenue, Nashville, TN 37216.

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 12th day of May, 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 Liability 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 12th day of May, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

