Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110039747 DEEDWARR
Recvd: 07/01/11 14:10 2 pgs
Fees:13.00 Taxes:555.00
20110701-0050791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Can Test
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Anthony T. Switter Jessica L. Webb	Fidelity Bank Mortgage	82-8-81
702 N. 9th St	3 Corporate Square #700	
Nashville, TN 37206	Atlanta, GA 30329	

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, **MICHAEL GARAFOLA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY T. SWITTER, UNMARRIED, AND JESSICA L. WEBB, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 22, and the southerly 10 feet of Lot 23 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract of the Love-McFerrin Tract of record in Plat Book 421, Page 52, 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 part the same property conveyed to Michael Garafola by Quitclaim Deed from The Heirs at Law of Thomas B. New Jr., Yolanda New and Thomas New, III of record as Instrument Number 20101026-0085640, in the Register's Office for Davidson County, Tennessee, dated June 9, 2010. See Affidavit of Heirship in Instrument Number 20101026-0085638 and 20101026-0085639.

Being part the same property conveyed to Michael Garafola by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record as Instrument Number 20101026-0085641, in the Register's Office for Davidson County, Tennessee, dated June 9, 2010.

Being part the same property conveyed to Federal National Mortgage Association by Trustees' Deed from Shellie Wallace, Successor Trustee of record as Instrument Number 20100205-0009403, in the Register's Office for Davidson County, Tennessee, dated January 27, 2010.

Being part the same property conveyed to Stuart Livine, a married man by Warranty Deed from Thomas B. New, Jr., a single man of record as Instrument Number 20070103-0000956, in the Register's Office for Davidson County, Tennessee, dated December 22, 2006.

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 702 N. 9th St, 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 23rd day of June, 2011.

Michael Garafola

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 that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2011.

Notary Public

My Commission Expires: 9-9-2014

Lashlee Anne Garafola, spouse of Michael Garafola, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Lashlee Anne Garafola

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 Lashlee Anne Garafola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2011.

Notary Public

My Commission Expires: 9-9-2014