Warranty Deed

BILL GARRETT, Davidson County
Trans: T20110049840 DEEDWARR
Recvd: 08/15/11 11:34 2 pgs
Fees: 13.00 Taxes: 732.60
20110815-0062740

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

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:
Charlie L. Staton	FAMC	
1019 Lischey Ave.	501 Corporate Centre	82-03-453
Nashville, TN 37207	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, AKA 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 **CHARLIE L. STATON, AN UNMARRIED MAN**, 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. 107 on the Plan of Sharpe and Crutcher's Addition to North East Nashville of record in Book 57, page 82, 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 by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., by George S. Wade with Ofori & Associates, PC of record in Instrument 20110311-0019392, Register's Office for Davidson County, Tennessee, dated March 4, 2011.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Shellie Wallace, Successor Trustee of record in Instrument 20100806-0061883, Register's Office for Davidson County, Tennessee, dated July 7, 2010.

Being the same property conveyed to Raymond Watkins by Quitclaim Deed from Earnest Watkins and Raymond Watkins of record in Book 11474, Page 837, Register's Office for Davidson County, Tennessee, dated May 11, 1999.

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 1019 Lischey Ave., Nashville, TN 37207.

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 4th day of August, 2011.

Garafola Properties, LLC

By: _____
Name: Ashley Dugger
Title: Authorized Representative

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 Ashley Dugger, 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 Authorized Representative 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 4th day of August, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

