WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110066811 DEEDWARR
Recvd: 10/25/11 14:51 2 pgs
Fees: 13.00 Taxes: 314.50

20111025-0083046

G-KW-11-1809

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-10-14

(AFFIX SEAL)

MARY FRANCES B. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Garafola Properties, LLC	Garafola Properties, LLC	
108 McFerrin Avenue	Box 60483 (NAME) Nashville TN 37206 ~~108 McFerrin Avenue~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	83-14-283.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we J. HAROLD BLACK AND JACKIE B. BLACK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARAFOLA PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 59 AND THE EASTERLY 3 FEET OF LOT NO. 60 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 59 AND EASTERLY 3 FEET OF LOT NO. 60 ADJOIN AND FRONT TOGETHER 53 FEET ON THE NORTHERLY SIDE OF BOSCOBEL STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J. HAROLD BLACK AND WIFE, JACKIE B. BLACK BY WARRANTY DEED FROM PAUL H. LAMB, TRUSTEE, RECORDED ON THE 12TH DAY OF JULY, 1991 IN DEED BOOK 8397, PAGE 345, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1809 Boscobel Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of October, 2011.

J. Harold Black

Jackie B. Black by Harold Black, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Harold Black, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of October, 2011, before me personally appeared Harold Black to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jackie B. Black and who acknowledged he/she/they executed the same as the free act and deed of the said Jackie B. Black.

Witness my hand and official seal, this the 14th day of October, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903