BILL GARRETT, Davidson County
Trans:T20110077328 DEEDWARR
Recvd: 12/07/11 11:04 2 pgs
Fees:13.00 Taxes:1353.46

20111207-0095476

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

Warranty Deed

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,800.00.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2011.

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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:
Stacy L. Miller Rhonda G. Simpson	Fifth Third Mtg Co 5001 Kingsley Dr Cincinnati OH 45227	
1514 Fatherland St.		83-13-0-422
Nashville, TN 37206		

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 **STACY L. MILLER, UNMARRIED, AND RHONDA G. SIMPSON, 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. 122 on the Plan of Block "N", in the Subdivision of the Eliza M. Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court in Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Garafola Properties, LLC by deed from Cornerstone Rentals, LLC of record in Instrument Number 20110617-0046754, in the Register's Office for Davidson County, Tennessee, dated June 15, 2011.

Being the same property conveyed to Cornerstone Rentals, LLC by deed from Judy H. Meadows, unmarried of record in Instrument Number 20100316-0019660, in the Register's Office for Davidson County, Tennessee, dated March 12, 2010.

Being the same property conveyed to Thomas C. Meadows and wife, Judy H. Meadows by Installment Deed from Julia L. Mallernee, a widow of record in Book 5191, page 691, in the Register's Office for Davidson County, Tennessee, dated August 26, 1977.

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 1514 Fatherland Street, 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 28th day of November, 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 28th day of November 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

