BILL GARRETT, Davidson County
Trans: T20120005084 DEEDWARR
Recvd: 01/23/12 10:24 2 pgs
Fees: 13.00 Taxes: 303.40
20120123-0006060

WARRANTY DEED

G-VRES-11-1811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH
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	
P.O. Box 60483 (ADDRESS)	P.O. Box 60483 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	94-2-116.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD F. STRINGER AND STACY F. STRINGER, HUSBAND AND WIFE , 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, IN THE STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 117, ON THE PLAN OF UNITED ELECTRIC RAILWAY ADDITION TO NASHVILLE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 161, PAGE 8, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT NO. 117 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EAST SIDE, FORMERLY ASHWORTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TODD F. STRINGER AND STACY F. STRINGER, FORMERLY KNOWN AS STACY L. FERGUSON, HUSBAND AND WIFE TO TODD F. STRINGER AND STACY F. STRINGER, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY AS RECORDED ON THE 14TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070514-0056980; QUITCLAIM DEED FROM TODD F. STRINGER, UNMARRIED AND STACY L. FERGUSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO TODD F. STRINGER AND WIFE, STACY L. STRINGER, FORMERLY KNOWN AS STACY L. FERGUSON AS RECORDED ON THE 6TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060106-0002159 AND WARRANTY DEED FROM GREG PITTS AND WIFE VIRGINIA PITTS TO TODD F. STRINGER, UNMARRIED, AND STACY L. FERGUSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 7TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040107-0002624, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 8; EASEMENTS OF RECORD IN BOOK 1149, PAGE 649 AND BOOK 2694, PAGE 207 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1811 Eastside Avenue, 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 17th day of January, 2012.

Todd F. Stringer

Stacy F. Stringer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd F. Stringer and Stacy F. Stringer, 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 17th day of January, 2012.

Notary Public

My Commission Expires: 05-10-12

(SEAL)



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