BILL GARRETT, Davidson County
Trans:T20120030011 DEEDWARR
Recvd: 04/24/12 15:19 2 pgs
Fees:13.00 Taxes:618.64
20120424-0035165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 167,200.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 20th day of April, 2012.

J Brandon Miller
Notary Public

My commission expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GARAFOLA PROPERTIES, LLC	SAME	118-02-0-117.00
2809 VAULX LANE	P.O. BOX 60483	
NASHVILLE, TN 37204	NASHVILLE, TN 37206	
		FILE: ST10569

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

LISA FLOWERS, AS ADMINISTRATOR FOR THE ESTATE OF BETTY SUE MOODY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, 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. 15 ON THE MAP OF THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION 2, AS OF RECORD IN BOOK 1130, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 15 FRONTS 60 FEET ON THE WESTERLY SIDE OF VAULX LANE, FORMERLY KIRKWOOD AVENUE, AND RUNS BACK BETWEEN LINES, 170.7 FEET ON THE NORTHERLY LINE AND 185.7 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE LEE MOODY AND WIFE, BETTY SUE MOODY BY WARRANTY DEED FROM RICHARD MCWHIRTER AND WIFE, JEAN F. MCWHIRTER DATED 11/3/65 AND RECORDED ON 11/4/65 IN BOOK 3954, PAGE 607, SAID REGISTER'S OFFICE FOR SAID COUNTY. BETTY SUE MOODY DIED MAY 13, 2011 PRE-DECEASED BY JIMMIE LEE MOODY.

PURSUANT TO AN ORDER OF THE PROBATE DIVISION IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, IN THE MATTER OF ESTATE OF BETTY SUE MOODY, DECEASED, AND LISA FLOWERS, PETITIONER, DOCKET NO. 12 P 191 DATED MARCH 22,2012, THE PROPERTY IS TO BE SOLD AND DEED TO BE EXECUTED BY LISA FLOWERS ON BEHALF OF THE ESTATE OF BETTY SUE MOODY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1130, Page 8, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2809 VAULX LANE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 April, 2012.
Lisa Flowers, administrator for Estate of Betty Sue Moody

_____
LISA FLOWERS, ADMINISTRATOR
FOR ESTATE OF BETTY SUE MOODY

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LISA FLOWERS, ADMINISTRATOR OF ESTATE OF BETTY SUE MOODY, the within named Grantors, 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, at office, this 20th day of April, 2012.

_____
Notary Public

My Commission Expires:_____

