BILL GARRETT, Davidson County
Trans:T20120036853 DEEDWARR
Recvd: 05/18/12 15:01 2 pgs
Fees:13.00 Taxes:740.00
20120518-0043386

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 17th STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Garafola Properties, LLC	New Owner	
P.O. Box 60483		131-15-OG-2.00CO
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, **TREEMONT 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 **GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Unit B as described in Exhibit B of the Declaration of Covenants, conditions and Restrictions for Goodloe Homes, a Horizontal Property Regime with Private Elements, as of record in Instrument 20120329-0026830, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Tremont Properties, LLC, a Tennessee limited liability company by Deed from Charles Stephen Burkhalter of record in Instrument Number 20120322-0024227, Register's Office for Davidson County, Tennessee, dated March 20, 2012.

Being the same property conveyed to Charles Stephen Burkhalter by Deed from Agnes H. Burkhalter of record in Instrument Number 20010417-0037621, Register's Office for Davidson County, Tennessee, dated April 10, 2001.

Being the same property conveyed to Agnes H. Burkhalter aka Louise H. Burkhalter by deed from Charles L. Burkhalter and wife, Agnes H. Burkhalter of record in Book 8131, Page 421, in the Register's Office for Davidson County, Tennessee, dated March 7, 1990.

Being the same property conveyed to Charles L. Burkhalter and wife, Agnes H. Burkhalter by deed from Charles Stephen Burkhalter and wife, Patsy B. Burkhalter filed of record in Book 7632, Page 433, Register's Office for Davidson County, Tennessee, dated August 19, 1988.

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 1213 Goodloe Drive, Unit B, Nashville, TN 37215.

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 17th day of May, 2012.

Treemont Properties, LLC, a Tennessee Limited Liability Company

By: _____
Name: James Pfeffer
Title: 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 James Pfeffer, 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 Sole Member of Treemont 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 17th day of May, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

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