BILL GARRETT, Davidson County
Trans:T20120041564 DEEDWARR
Recvd: 06/06/12 09:03 2 pgs
Fees:13.00 Taxes:703.00
20120606-0049237

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$190,000.00** (One Hundred Ninety Thousand).

Megan Paulos
AFFIANT

Subscribed to and sworn before me this 31st day of May, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/20/14 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Garafola Properties, LLC 107 32nd Avenue South Nashville, TN 37212	Same as New Owner	11604013500

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **WAYNE E. MORRIS, UNMARRIED,** 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),** 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. 6 on the plan of Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive of Kenner Manor Subdivision, of record in Book 843, page 8, Register's Office for said County.

Said Lot No. fronts 80.0 feet on the westerly margin of Ezell Road (formerly Wilson Avenue) and extends back 109.5 feet on the northerly line and 99.0 feet on the southerly line to a dead line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to Wayne E. Morris by deed from Steve H. Harrison and spouse, Mary M. Harrison, of record in Book 8108, Page 575, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **611 ESTES ROAD** **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), 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2012

WITNESS, this 31st day of May, 2012

Wayne E. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne E. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of May, 2012.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____