WARRANTY DEED

G-KW-12-517N

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS 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
Joseph D. Bogan	SunTrust Mortgage, Inc.	
517 North 17th Street (ADDRESS)	(NAME) 901 Semmes Avenue, RVW-5023 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	83-6-368.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARAFOLA PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH D. BOGAN AND WIFE, CRYSTAL DE LUNA - BOGAN 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOT 5 ON THE PLAN OF W. L. HORN'S SPOUT SPRING ADDITION, AS OF RECORD IN PLAT BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, DATED JANUARY 8, 1927, AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF NORTH 17TH STREET, FORMERLY HUGHES STREET, AT A POINT 170 FEET SOUTH OF THE SOUTHERLY MARGIN OF EASTLAND AVENUE; THENCE WITH THE EASTERLY MARGIN OF SAID STREET, SOUTHWARDLY 45 FEET; THENCE AT RIGHT ANGLES AND PARALLEL WITH EASTLAND AVENUE; EASTWARDLY 111 FEET; THENCE NORTHWARDLY AND PARALLEL WITH NORTH 17TH STREET 45 FEET; THENCE WESTWARDLY AND PARALLEL WITH EASTLAND AVENUE 111 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES, LLC BY SPECIAL WARRANTY DEED FROM PNC, BANK, NATIONAL ASSOCIATION, RECORDED ON THE 22ND DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120322-0024533, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 106; JOINT DRIVEWAY AGREEMENT AS REFERENCED IN DEED OF RECORD IN BOOK 784, PAGE 105 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 517 North 17th Street, 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.

BILL GARRETT, Davidson County
Trans:T20120074616 DEEDWARR
Recvd: 10/02/12 15:25 2 pgs
Fees:13.00 Taxes:1276.50
20121002-0090008

Witness my/our hand(s) this 28th day of September, 2012.

Garafola Properties, LLC

BY: _____
Michael Garafola, Member

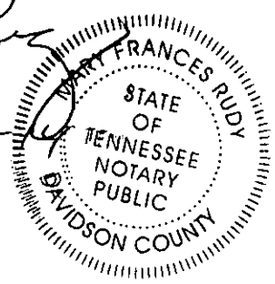
STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2012, before me personally appeared Michael Garafola, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

_____
Notary Public

My Commission Expires: 5-20-15



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212