WARRANTY DEED

G-KW-12-1703

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00

10/31/12
Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 28, 2016

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
William S. Jamieson	New American Mortgage, LLC	
1703 Woodland Street (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	83-10-300.00

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, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM S. JAMIESON AND WIFE, LINDA JAMIESON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, PLAN OF LOCKELAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM FRANKLIN D. THOMPSON, JR., A MARRIED MAN, RECORDED ON THE 17TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120417-0032870, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN D. THOMPSON, JR BY QUITCLAIM DEED FROM DONNA E. THOMPSON OF RECORD IN INSTRUMENT 200306230086377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 14, 2003.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 57, PAGE 135 AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20110803-0059701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1703 Woodland 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:T20120084183 DEEDWARR
Recvd: 11/05/12 10:14 2 pgs
Fees:13.00 Taxes:1455.95
20121105-0101514

Witness my/our hand(s) this 31st day of October, 2012.

Garafola Properties, LLC, a Tennessee limited liability company

By: _____
Michael Garafola, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 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 Sole Member of Garafola Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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