BILL GARRETT, Davidson County
Trans:T20120092243 DEEDWARR
Recvd: 12/04/12 08:37 2 pgs
Fees:13.00 Taxes:370.00
20121204-0111123

WARRANTY DEED

G-KW-12-1814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-10-16

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE 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
Michael A. Garafola	Michael A. Garafola	
3800 Robbins Nest Court (ADDRESS)	3800 Robbins Nest Court (NAME) (ADDRESS)	
Thompsons Station, TN 37179 (CITY) (STATE) (ZIP)	Thompsons Station, TN 37179 (CITY) (STATE) (ZIP)	94-2-103.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLENN HOUSTON PEDEN, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. GARAFOLA, MARRIED, 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 238, EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 130, 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 BY WARRANTY DEED FROM MABEL HAYNES RAINEY TO JACK MARLOW AND WIFE, MARY VIRGINIA MARLOW AS RECORDED ON THE 27TH DAY OF JUNE, 1978 IN DEED BOOK 5303, PAGE 845 AND DAVIDSON COUNTY PROBATE DOCKET NO. 12P560, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY VIRGINIA MARLOW HAVING PREDECEASED JACK MARLOW. THE SAID JACK MARLOW HAVING SINCE DIED ON MARCH 20, 2012 AND BEQUEATHED SAID PROPERTY TO GLENN HOUSTON PEDEN, JR. BY LAST WILL AND TESTAMENT OF RECORD IN DOCKET NO. 12P-560, PROBATE OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD., including those in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1814 Long Avenue, 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.

**Grantor's spouse does not join in the execution of this Deed due to the property never having been theirprimary, nor marital residence.

Witness my/our hand(s) this 30th day of November, 2012.

Glenn Houston Peden Jr.
Glenn Houston Peden, Jr.

STATE OF Tennessee
COUNTY OF Davidson

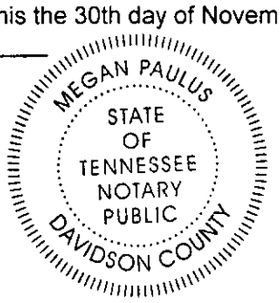
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Houston Peden, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



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