BILL CARRETT, Davidson County
Trans:T20120094116 DEEDWARR
Recvd: 12/10/12 10:54 2 pgs
Fees:13.00 Taxes:1698.30
20121210-0113421

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

# WARRANTY DEED

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-KW-12-2809

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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 |
|---|---|---|
| Peter A. Malanchuk | First American Mortgage Company | |
| 2809 Vaulx Lane | (NAME) 501 Corporate Centre Drive, Ste. 400 | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Franklin, TN 37067 | 118-2-117.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 PETER A. MALANCHUK AND WIFE, SARAH R. MALANCHUK, 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 NO. 15 ON THE MAP OF THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION 2, AS OF RECORD IN BOOK 1130, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 15 FRONTS 60 FEET ON THE WESTERLY SIDE OF VAULX LANE, FORMERLY KIRKWOOD AVENUE, AND RUNS BACK BETWEEN LINES, 170.7 FEET ON THE NORTHERLY LINE AND 185.7 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM LISA FLOWERS, AS ADMINISTRATOR FOR THE ESTATE OF BETTY SUE MOODY, RECORDED ON THE 24TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120424-0035165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1130, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2809 Vaulx Lane, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 7th day of December, 2012.

Garafola Properties, LLC, a Tennessee limited liability company

By: _____
Michael A. Garafola, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2012, before me personally appeared Michael A. 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 7th day of December, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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