This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Garafola Properties, LLC P.O. Box 60483 Nashville, TN 37206	Garafola Properties, LLC P.O. Box 60483 Nashville, TN 37206	104-11-360.00

For good and valuable consideration received, **Mikael W. Jacobs, Executor of the Estate of James S. Patty,** hereinafter called the Grantor, by these presents does transfer and convey unto, **Garafola Properties, LLC**, hereinafter called the Grantee, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James S. Patty**, described as follows:

Land in Davidson County, Tennessee, being Lot 44, MAP OF ST. BERNARD PLACE, as shown on plat of record in Plat Book 161, Page 171, 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 Carmel Duke Freed, a widow to James S. Patty as recorded on the 2nd day of October, 1979 in Deed Book 5508, Page 275 and Davidson County Probate Docket No. 12P-1355, in the Register's Office of Davidson County, Tennessee. Said James S. Patty having died on August 25, 2012. The Last Will and Testament of James S. Patty (Docket No. 12P1355, Davidson County Probate Court) directs that real property be administered as as part of the estate and subject to the control of the Executor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 Bernard Avenue, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And the Grantor covenants with the Grantee that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself as Executor of the Estate of James S. Patty, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of December 2012.

Mikael W. Jacobs, Executor

Mikael W. Jacobs, Executor

BILL GARRETT, Davidson County
Trans:T20120098856 DEEDWARR
Recvd: 12/27/12 10:27 2 pgs
Fees:13.00 Taxes:1040.07

20121227-0119236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December 2012, before me personally appeared, **Mikael W. Jacobs**, Executor of the Estate of James S. Patty to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of James S. Patty, and acknowledged that he/she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 17th day of December 2012.

My commission expires: 5/20/14

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $281,100.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2012.

Notary Public

My Commission Expires:

5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY