WARRANTY DEED

G-KW-12-1313

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00.

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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

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 Garafola	Michael Garafola	
P.O. Box 60483 (ADDRESS)	P.O. Box 60483 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-13-198.00

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 EDWIN R. SAUNDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto [redacted] * 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:

* Garafola Properties, LLC

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 198, PLAN OF EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, 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 QUITCLAIM DEED FROM NELLINE F. SAUNDERS, UNMARRIED TO EDWIN R. SAUNDERS AS RECORDED ON THE 20TH DAY OF FEBRUARY, 1992 IN DEED BOOK 8553, PAGE 828; QUITCLAIM DEED FROM ELIZABETH LASSITER TO NELLINE F. SAUNDERS (UNMARRIED) AND EDWIN R. SAUNDERS AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 1984 IN DEED BOOK 6385, PAGE 226 AND DEED FROM CYNTHIA CONWAY, A WIDOW TO EDWIN LASSITER AND WIFE, ELIZABETH LASSITER AS RECORDED ON THE 31ST DAY OF JULY, 1940 IN DEED BOOK 1160, PAGE 110, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF EDWIN R. SAUNDERS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1313 Shelby 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.

Witness my/our hand(s) this 17th day of December, 2012.

Edwin R. Saunders

Edwin R. Saunders

BILL GARRETT, Davidson County
Trans: T20120098866 DEEDWARR
Recvd: 12/27/12 10:36 2 pgs
Fees: 13.00 Taxes: 643.43

20121227-0119247

STATE OF Tennessee
COUNTY OF Davidson

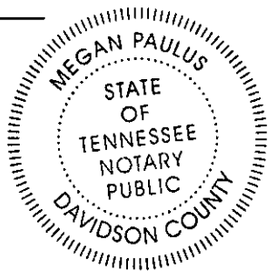
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin R. Saunders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 17th day of December, 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