BILL GARRETT, Davidson County
Trans: T20130008338 DEEDWARR
Recvd: 01/30/13 16:14 2 pgs
Fees: 13.00 Taxes: 1517.00
20130130-0009865

WARRANTY DEED

G-AD-12-SEVIER

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

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
Garafola Properties, LLC	RLS Investment, LLC	
P.O. Box 60483 (ADDRESS)	2525 21st Avenue S, 2nd Floor (ADDRESS)	94-2-143, 94-2-144
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	94-2-145

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 JAIME ASHLEY JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARAFOLA PROPERTIES, LLC, 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 LOTS 73, 74, 75 AND 76, UNITED ELECTRIC RAILWAY ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 8, 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 (AS TO LOTS 73 AND 74) CONVEYED BY DEED FROM JAS E. COVINGTON, CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE TO JAMES I. JOHNSON AND WIFE, GERTIE L. JOHNSON AS RECORDED ON THE 28TH DAY OF AUGUST, 1958 IN DEED BOOK 2802, PAGE 375 AND BEING THE SAME PROPERTY (AS TO LOTS 75 AND 76) WARRANTY DEED FROM ANNA BEA SMITH, THE WIDOW OF ALVIN G. SMITH TO GERTIE LOU JOHNSON AS RECORDED ON THE 19TH DAY OF AUGUST, 1966 IN DEED BOOK 4048, PAGE 588, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID GERTIE L. JOHNSON HAVING PREDECEASED JAMES I. JOHNSON LEAVING HIM AS HER SURVIVING TENANT BY THE ENTIRETY AS TO LOTS 73 AND 74. AS TO LOTS 75 AND 76, GERTIE L. JOHNSON'S HEIRS AT LAW AT THE TIME OF HER DEATH WERE, JAMES I. JOHNSON AND JAMES ALTON JOHNSON AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130130-0009861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES I. JOHNSON HAVING SINCE DIED LEAVING JAMES ALTON JOHNSON AS HIS SOLE HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130130-0009863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES ALTON JOHNSON HAVING SINCE DIED LEAVING JAMIE ASHLEY JOHNSON AS HIS SOLE HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130130-0009862 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANNA BEA SMITH HAVING SINCE DIED EXTINGUISHING HER LIFE ESTATE INTEREST IN LOTS 75 AND 76, EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130130-0009864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1801, 1805, 1807 Sevier 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.

Witness my/our hand(s) this 18th day of January, 2013.

Jaime Ashley Johnson

Jaime Ashley Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaime Ashley Johnson, 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 18th day of January, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)

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