Return to:
Geissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20130016568 DEEDWARR
Recvd: 02/28/13 10:17 2 pgs
Fees:13.00 Taxes:599.40
20130228-0019892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn to and Subscribed before me on this the 22 day of February, 2013.

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

NOTARY PUBLIC
My Commission Expires:

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Julie M. Friedman and Jason B. Friedman	Same as New	061-15-0-269.00
1424 Norvel Avenue	Owner	
Nashville, Tennessee 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HEATHER LEE GARGANO and JOSEPH BREAUX GARGANO, husband and wife**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **JULIE M. FRIEDMAN and JASON B. FRIEDMAN, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12 on the Plan of Shadowlawn Subdivision, of record in Plat Book 1130, page 84, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to Heather Lee Gargano and Joseph Breaux Gargano, husband and wife, by Warranty Deed from Barry Brewer, as recorded in Instrument No. 20100923-0075801, on 09/23/2010, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 except for the following:

(1) 2013 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the grantees in full when due; and (2) Subject to any and all matters as recorded on a Plat of record in Plat Book 1130, page 84, Register's Office for Davidson County, Tennessee.

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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of February, 2013.

Heather Lee Gargano
HEATHER LEE GARGANO

JOSEPH BREAUX GARGANO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2013, before me personally appeared Heather Lee Gargano and Joseph Breaux Gargano, to me known to be the person(s) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the same as such person's free act and deed.

Candace Y. Burnette
NOTARY PUBLIC

My Commission expires: 3-7-2016

