WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-KW-13-906A

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 (NAME)	MAP-PARCEL NUMBER
Garafola Properties, LLC	Garafola Properties, LLC	
3800 Robbins Nest Court (ADDRESS)	3800 Robbins Nest Court (ADDRESS)	105-13-326.00
Thompsons Station, TN 37179 (CITY) (STATE) (ZIP)	Thompsons Station, TN 37179 (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, I/we 906 BRADFORD AVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:
BEING LOT NO. 16 AND THE EASTERLY 15 FEET OF LOT NO. 17 ON THE MAP OF WALDKIRCH'S SUBDIVISION OF LOTS NO. 8 AND 9 OF THE W.L.B. LAWRENCE ADDITION, AS OF RECORD IN BOOK 421, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 16 AND EASTERLY PART OF LOT NO. 17 FRONT TOGETHER 65 FEET ON THE NORTHERLY SIDE OF BRADFORD AVENUE, FORMERLY CAROLINE AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO 906 BRADFORD AVE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BOBBY BOOKER, UNMARRIED, RECORDED ON THE 19TH DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121019-0095973, 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 IN PLAT BOOK 421, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 906 Bradford Avenue, 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 unincumbered, 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.

BILL GARRETT, Davidson County
Trans:T20130018236 DEEDWARR
Recvd: 03/06/13 08:58 3 pgs
Fees:18.00 Taxes:1313.50
20130306-0022139

Witness my/our hand(s) this 1st day of March, 2013.

906 Bradford Ave LLC, a Delaware Limited Liability Company

By: _____
Steve Finlay, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of March, 2013, before me personally appeared Steve Finlay, 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 906 Bradford Ave LLC, a Delaware 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 1st day of March, 2013.

_____
Notary Public

SEE ATTACHED

My Commission Expires:

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

CAITLYN A. DONAHUE-CORBETT
COMM. #1918583
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My Commission Expires 12/24/2014

WELLS FARGO

warranty Deed

All-purpose Acknowledgment California only

State of California

County of Orange

On 2/28/2013 before me, Caitlyn A. Donahue Corbett (here insert name and title of the officer),

personally appeared Steve Finlay, sole member

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CAITLYN A. DONAHUE-CORBETT
COMM. #1918583
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 12/24/2014

Notary Seal

Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations

DSG5350 CA (12-07 113424)

FO01-000DSG5350CA-01