WARRANTY DEED

G-KW-13-1906

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,687.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(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	Garafola Properties, LLC	
P.O. Box 60483 (ADDRESS)	P.O. Box 60483 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	94-2-197.00

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 JOSH EDLIN, AN UNMARRIED MAN, 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:

BEING THE WESTERLY 30 FEET OF LOTS NOS. 93 AND 94 AND THE NORTHERLY 35 FEET OF THE WESTERLY 30 FEET OF LOT NO. 92 IN THE UNITED ELECTRIC RAILWAY PLAN OF LOTS, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS 94, 93 AND 92 FRONT 30 FEET ON THE SOUTHERLY SIDE OF ELECTRIC AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET TO A PRIVATE ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOSH EDLIN, AN UNMARRIED MAN BY WARRANTY DEED FROM WENDI MCCONNELL, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070905-0106454, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS 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 1906 Electric 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 29th day of March, 2013.

Josh Edlin

BILL GARRETT, Davidson County
Trans: T20130026435 DEEDWARR
Recvd: 04/02/13 10:35 2 pgs
Fees: 13.00 Taxes: 283.74

20130402-0032234

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Edlin, 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 29th day of March, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



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