WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,600.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 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

R-VRES-13-827

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	NEW OWNER (NAME)	
827 Clayton Ave (ADDRESS)	P.O. BOX 60483 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	118-06-0-019.00

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 CLENTON GILES AND LAVELLE EUBANKS GILES, HUSBAND AND WIFE AND KEVIN EUBANKS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 UNIT 2 AND 3 OF LOT NO. 64-B AND ONE-HALF OF UNIT 1 OF LOT NO. 65-B ON THE PLAN OF BATTLEFIELD ESTATES, SECTION 1 OF RECORD IN PLAT BOOK 843, PAGE 96 AND 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID UNITS 2 AND 3 OF LOT NO. 64-B AND ONE-HALF OF UNIT 1 OF LOT NO. 65-B FRONT TOGETHER 62 1/2 FEET ON THE SOUTHERLY SIDE OF EAST CLAYTON AVENUE AND EXTEND BACK 241.62 FEET MORE OR LESS ON THE WEST LINE AND 243.5 FEET ON THE EAST LINE TO THE NORTHERLY LINE OF LOT NO. 21 AND MEASURES 62 1/2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLENTON GILES AND LAVELLE EUBANKS GILES, HUSBAND AND WIFE AND KEVIN EUBANKS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM LAVELLE EUBANKS GILES, FORMERLY KNOWN AS LAVELLE EUBANKS, A MARRIED WOMAN, JOINED BY HER SPOUSE, CLENTON GILES AND KEVIN EUBANKS, AN UNMARRIED MAN OF RECORD AT INSTRUMENT NO. 20010627-0067978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 2, 2008 AND RECORDED ON JUNE 4, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 96 AND 97, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE SAID GRANTOR, KEVIN EUBANKS.

unimproved ( )
This is improved (X) property, known as 827 Clayton Ave, 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 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.

BILL GARRETT, Davidson County
Trans:T20130045827 DEEDWARR
Recvd: 06/03/13 11:22 2 pgs
Fees:13.00 Taxes:1300.92
20130603-0055541

Witness my/our hand(s) this 28th day of May, 2013.

Clenton Giles

Lavelle Eubanks Giles

Kevin Eubanks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clenton Giles and Lavelle Eubanks Giles, and Kevin Eubanks, 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 28th day of May, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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