Davidson County DEEDQC
Recvd: 08/02/13 09:13 3 pgs
Fees:17.00 Taxes:0.00

20130802-0080692

QUITCLAIM DEED

JTG-13-1906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August

Notary Public

MY COMMISSION EXPIRES: 07/12/2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Shelby Street Partners, G.P.	Shelby Street Partners, G.P.	
(NAME) 1906 Electric Ave.	(NAME) 1103 Holly Street	94-2-197.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR(S), THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, HAVE THIS DAY BARGAINED AND SOLD, Garafola Properties, LLC HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO Shelby Street Partners, G.P. HEREINAFTER CALLED THE GRANTEE(S), THEIR (SUCCESSORS), HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/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 Garafola Properties, LLC by deed from Josh Edlin, an unmarried man of record in Document Number 20130402-0032234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 1906 Electric Ave., Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 7th day of July 2013

Garafola Properties, LLC
By: Michael Garafola
Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2013, before me personally appeared Michael Garafola, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member for Garafola Properties, LLC, the within named bargainor, a Limited Liability Company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2013.

MELINDA R. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/07/2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Pam Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amanda J. Consiglio, a notary public for this county and state, Pam Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commision Expires: 08/22/2015

Notary Seal (if on paper)

