Box 14
File-G-25189-8

WARRANTY DEED G-KW-13-4015	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 Affiant Subscribed and sworn to before me, this 5th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 11-15-15 (AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

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
Wesley J. Stoddard	Pinnacle Bank	
4015 Sunnybrook Drive	(NAME) 150 Third Ave, Soute, STe 900	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	130-3-104.00
(CITY) (STATE) (ZIP)	(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, we GARAFOLA PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESLEY J. STODDARD AND KORI I. STODDARD, HUSBAND AND WIFE , 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 LOT 1, ON THE FINAL PLAT OF ROYAL OAKS - VEEVERS' ADDITION LOT 8, REVISION 2, OF RECORD IN INSTRUMENT NO. 20130722-0075235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM JAMES L. HATMAKER AND SHARON HATMAKER, BOTH UNMARRIED, RECORDED ON THE 8TH DAY OF MAY, 2013 IN INSTRUMENT NO. 20130508-0046309, 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.

unimproved ( )
This is improved (X) property, known as 4015 Sunnybrook Drive, Nashville, Tennessee 37205
(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:T20130068819 DEEDWARR
Recvd: 08/12/13 08:49 2 pgs
Fees:13.00 Taxes:1332.00
20130812-0084066

Witness my/our hand(s) this 5th day of August, 2013.

Garafola Properties, LLC, a Tennessee limited liability company

By: Michael Garafola, Sole Member
Michael Garafola, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of August, 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 to be the Sole Member of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2013.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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