BILL GARRETT, Davidson County
Trans:T20130070504 DEEDWARR
Recvd: 08/15/13 14:03 2 pgs
Fees:13.00 Taxes:2238.50

20130815-0085992

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2013.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-KW-13-1108

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
David Hooper	Franklin Synergy Bank	
1108 Acklen Avenue (ADDRESS)	3301 Aspen Grove Drive, Ste. 200 (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	10509018500

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 DAVID HOOPER, A SINGLE MAN, 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 26, A. B. HILLS SUBDIVISION OF THE PLANT LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARAFOLA PROPERTIES, LLC BY WARRANTY DEED FROM BENTLEY INVESTMENTS, LLC, RECORDED ON THE 7TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130107-0001531, 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 332, PAGE 65; RESTRICTIONS OF RECORD IN BOOK 4220, PAGE 723 AND BOOK 6236, PAGE 263; AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20130131-0010177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1108 Acklen Avenue, Nashville, Tennessee 37203
(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 14th day of August, 2013.

Garafola Properties, LLC

By: _____
Michael Garafola, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th 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/herself to be the Sole Member of Garafola Properties, LLC, 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 14th day of August, 2013.

_____
Notary Public

My Commission Expires: 5-2014

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