WARRANTY DEED

G-GP-13-0827

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS 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: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff I. Williams	new owner (NAME)	
827 Clayton Avenue (ADDRESS)	(ADDRESS)	118-6-19.00
Nashville, TN 37204 (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, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFF I. WILLIAMS AND WIFE, PATRICIA K. WILLIAMS, 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 GARAFOLA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CLENTON GILES AND LAVELLE EUBANKS GILES, HUSBAND AND WIFE AND KEVIN EUBANKS, MARRIED, RECORDED ON THE 3RD DAY OF MAY, 2013 IN INSTRUMENT NO. 20130603-0055541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 827 Clayton Avenue, 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:T20130078631 DEEDWARR
Recvd: 09/11/13 10:12 2 pgs
Fees:13.00 Taxes:1350.50
20130911-0095786

Witness my/our hand(s) this 30th day of August, 2013.

Garafola Properties, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th 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 Member of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

_____
Notary Public

My Commission Expires: 1-9-16

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