PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140007694 DEEDWARR
Recvd: 02/03/14 13:14 3 pgs
Fees:18.00 Taxes:555.00
20140203-0009393

W & I Ref: Title No: 53137

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Garafola Properties, LLC P.O. Box 60483 Nashville, TN 37206	NEW OWNER

TAX MAP-PARCEL NUMBERS: 08314025400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Billy Estes, unmarried, and Amy M. Estes Moore, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Garafola Properties, LLC, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 71 and the south 3 feet of Lot No. 72 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee. Said Lot No. 71 and part of Lot No. 72 front together 53 feet on the east side of South 17th Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Helen Sisco Estate by deed from Willie Sisco, dated July 26, 1988, recorded July 27, 1988 in Book 7610, Page 992, Register's Office for Davidson County, Tennessee. The said Helen Sisco Estates has since died. By Affidavit of Heirship of record in Instrument No. 20121108-0103116, Billy Estes and Amy M. Estes were established as the heirs at law of Helen Marie Sisco Estes. Helen Sisco Estes and Helen Marie Sisco Estes having been one and the same person. Amy M. Estes having since married and now being known as Amy M. Estes Moore.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assigns.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 130, said Register's Office, to which reference is hereby made for a more complete description.

This instrument is executed on behalf of Billy Estesby Amy M. Estes Moore pursuant to a Power of Attorney executed by her/him/them on the 20th day of January, 2014, of record in Instrument No. 20140128-0007755, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 313 S 17th Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 2014.

Billy Estes by Amy M. Estes Moore ATTY in fact — Amy M. Estes Moore

Billy Estes
By: Amy M. Estes Moore

State of TENNESSEE
County of DAVIDSON

On this 29th day of January, 2014, before me the undersigned authority, personally appeared Amy M. Estes Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires: 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Affiant

Sworn and subscribed before me this 29th day of January, 2014

My Commission Expires: 11/6/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Amy M. Estes Moore** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Billy Estes , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2014

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Billy Estes and Amy M. Estes Moore

TO: Garafola Properties, LLC

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Amy M. Estes Moore, Affiant

Sworn to and subscribed before me this

29th day of January, 2014

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:_____