WARRANTY DEED



B-KW-14-906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Stephanie Rose	**Fidelity Homestead Savings Bank**	
(NAME)	(NAME)	**105-13-0-326.00**
906 Bradford Avenue	**P.O. Box 8864**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Metaire, LA 70001**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/31/14 08:27 3 pgs
Fees:18.00 Taxes:2793.50
20140331-0025957

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, I/we **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY STEPHANIE ROSE, INDIVIDUALLY, AND ASHLEY STEPHANIE ROSE AS TRUSTEE OF THE ASHLEY STEPHANIE ROSE LIVING TRUST** 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 No. 16 and the easterly 15 feet of Lot No. 17 on the Map of Waldkirch's Subdivision of Lots 8 and 9 of the W.L.B. Lawrence Addition, of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 and easterly part of Lot No. 17 front together 65 feet on the northerly side of Bradford Avenue, formerly Caroline Avenue, and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Garafola Properties, LLC by deed from 906 Bradford Ave, LLC, a Delaware limited liability company, recorded on the 6th day of March, 2013 in Instrument No. 20130306-0022139 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 421, Page 90;
- Restrictive Covenant of record in Instrument No. 20130322-0028325;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **906 Bradford Avenue, Nashville, Tennessee 37204**.

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 the 27th DAY OF MARCH, 2014.

Garafola Properties, LLC

By: _____
Michael Garafola, Sole Member

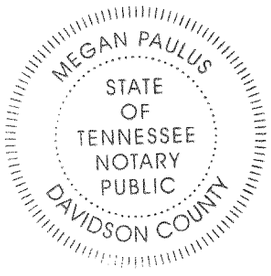
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Garafola, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who 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 27th day of March, 2014.

_____
Notary Public

My Commission Expires: 1-9-16



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

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).