WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041555 DEEDWARR
Recvd: 06/12/14 12:24 2 pgs
Fees:13.00 Taxes:703.00

20140612-0051317

Y-BR-14-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Garafola Properties, LLC	**Same as new owner**	
(NAME)	(NAME)	**083-06-0-346.00**
P.O. Box 60483		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we **JUDITH ANN TANNER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARAFOLA PROPERTIES, LLC** 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. 2 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, being Lot "E" on the unrecorded subdivision of said lot No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, September 4, 1940, as follows:

Beginning on the easterly margin of Rudolph Street at a point 200 feet north of the northerly margin of McEwin Avenue, thence with the easterly margin of said Street, northwardly 50 feet; thence at a right angles eastwardly 170 feet to the westerly line of lot No. 3; thence with said line southwardly 50 feet; thence at a right angles westwardly 170 feet to the beginning.

Being the same property conveyed to Judith Ann Tanner, Trustee of the Tanner Irrevocable Trust UTD July 22, 2010 by deed from Gary Wayne Tanner of record in Instrument No. 20100802-0060378 Register's Office for Davidson County, Tennessee, dated July 22, 2010 and recorded on August 2, 2010. Further being the same property conveyed to Judith Ann Tanner, a married person by deed from Judith Ann Tanner, Trustee of the Tanner Irrevocable Trust UTD July 22, 2010 of record in Instrument No. 20140506-0038352 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on May 6, 2014.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Plan of record in Plat Book 57, Page 106;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **603 Rudolph Avenue, 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(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 9th DAY OF JUNE, 2014.

Judith Ann Tanner

Gary Tanner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH ANN TANNER and GARY TANNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

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