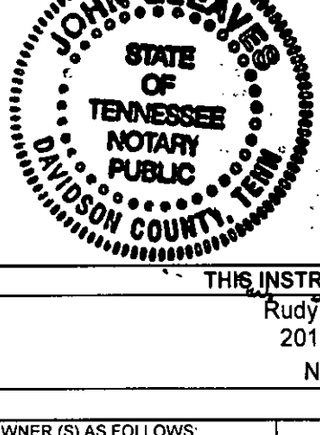
WARRANTY DEED



Y-BR-14-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(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)
SilvaMar, LLC	**SilvaMar, LLC**	
(NAME) 77 Lighthouse Lane	(NAME) **77 Lighthouse Lane**	**83-13-E-3.00 CO**
(ADDRESS) Mashpee, MA 02649	(ADDRESS) **Mashpee, MA 02649**	
(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 **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SILVAMAR, 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 Units C and D, SHELBY VILLAGE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130617-0061362, 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 by Quitclaim Deed from Garafola Properties, LLC to Garafola Properties, LLC as recorded on the 12th day of February, 2014 in Instrument No. 20140212-0012470 and part of Warranty Deed from Edwin R. Saunders to Garafola Properties, LLC as recorded on the 27th day of December, 2012 in Instrument No. 20121227-0119247, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown of record in Plat Book 21, Page 147 and Instrument No. 20130318-0026582;
- Covenants, Conditions and Restrictions of record in Instrument No. 20130617-0061362;
- HOA Charter of record in Instrument No. 20130617-0061361;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Shelby 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.

BILL GARRETT, Davidson County
Trans:T20140053274 DEEDWARR
Recvd: 07/23/14 13:38 2 pgs
Fees:13.00 Taxes:1369.00
20140723-0065487

Witness my/our hand(s) this the 18th DAY OF JULY, 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/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 18th day of July, 2014.

_____
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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