WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,686.00.

Paul C. Hayes, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: exp. 9/11/2017
(AFFIX SEAL)

TERRY GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Y-BR-14-1704

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)
Paul C. Hayes, as Trustee of the Matthew Mayo Exempt Dynasty Trust u/a of the Mayo 2012 Irrevocable Family Trust dtd 12/31/2012	**New Owner**	
(NAME) **1704 Fatherland Street**	(NAME)	**08314019900**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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 **PAUL C. HAYES, AS TRUSTEE OF THE MATTHEW MAYO EXEMPT DYNASTY TRUST U/A OF THE MAYO 2012 IRREVOCABLE FAMILY TRUST DTD 12/31/2012**, 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 22, BLOCK A, PRIEST HOME PLACE, as shown on plat of record in Plat Book 161, Page 102, 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 Mark Storolis to Garafola Properties, LLC as recorded on the 9th day of May, 2014 in Instrument No. 20140509-0039685; Warranty Deed from Marilyn Hutton, unmarried to Mark Storolis and Garafola Properties, LLC as recorded on the 9th day of May, 2014 in Instrument No. 20140509-0039684 and Warranty Deed from Custom Renovations, Inc. to Marilyn Hutton, unmarried as recorded on the 3rd day of September, 1980 in Deed Book 5645, Page 878, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1704 Fatherland 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(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:T20150001374 DEEDWARR
Recvd: 01/07/15 10:48 2 pgs
Fees:13.00 Taxes:1778.54
20150107-0001629

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2014.

Garafola Properties, LLC

BY: _____
John Gleaves, Authorized Agent

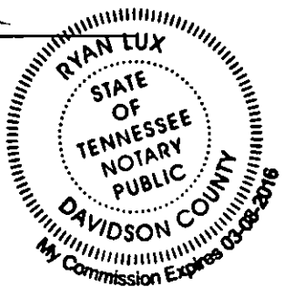
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 Authorized Agent of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2014.

_____
Notary Public

My Commission Expires:



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