WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082503 DEEDWARR
Recvd: 09/28/15 15:48 2 pgs
Fees:13.00 Taxes:1591.00
20150928-0098480

P-BR-15-1801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Kyle Vaccaro and Amy Vaccaro	**Volunteer Mortgage Inc.**	
(NAME)	(NAME)	
1801A Woodland Street	**One Vantage Way, Suite E240**	**083100J00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37228**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KYLE VACCARO AND WIFE, AMY VACCARO,** 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 Unit A, 1801 WOODLAND STREET TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141229-0118458, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from D. Mitchell Palmer, unmarried to Garafola Properties LLC, a Tennessee Limited Liability Company, as recorded on the 3rd day of July, 2014 in Instrument No. 20140703-0058948; part of Warranty Deed from Sue Ann Schmitzerle and husband, Donald D. Schmitzerle to D. Mitchell Palmer, unmarried as recorded on the 23rd day of March, 2000 in Instrument No. 200003230029556 and Corrected Warranty Deed, as recorded on the 10th day of May, 2000 in Instrument No. 200005100047298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 57, Page 135;
- Covenants, Conditions and Restrictions of record in Instrument No. 20141229-0118458;
- Charter of record in Instrument No. 20150107-0001654;
- Restrictive Covenant for Detached Structure of record in Instrument Nos. 20050329-0033793 and 20150618-0058075, 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: **1801A Woodland 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.

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2015.

Garafola Properties LLC, a Tennessee limited liability company

By:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

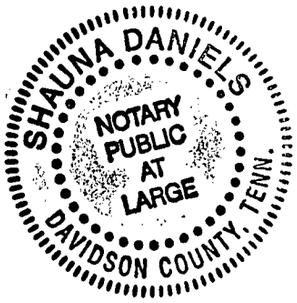
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Garafola Properties LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of September, 2015.

Shauna Daniels
Notary Public

My Commission Expires: 3/7/17

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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