WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160037213 DEEDWARR
Recvd: 05/04/16 15:16 2 pgs
Fees: 13.00 Taxes: 1998.00
20160504-0044196

J-GF-16-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

My Commission Expires: 8-20-2019

(AFFIX SEAL)

WILLIAM E. GROVES NOTARY PUBLIC STATE OF TENNESSEE 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)
Garafola Properties, LLC	new owner	
(NAME) 1103 Holly Street	(NAME)	**083-03-0-126.00**
(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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY HOLLINGSWORTH, UNMARRIED, AND THOMAS M. GREER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 25 and the westerly 31.8 feet of Lot No. 23, part of alleys and court lying south of said lots and part of the alley west of the aforesaid property on the Plan of Mrs. Minnie E. Martin's Subdivision of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly side of Creighton Avenue, said point being 299.7 feet west of the westerly margin of Riverside Boulevard; thence south 204 feet to a point in the northerly line of Lot No. 22; thence west 146 feet, more or less, to a point in a 12 foot alley; thence in a northerly direction 209 feet, more or less, to a point in the margin of Creighton Avenue; thence east with said Avenue 99.8 feet to the point of beginning.

Being the same property conveyed to Anthony Hollingsworth and Thomas M. Greer by Quit Claim deed from Thomas M. Greer, unmarried of record in Instrument No. 20121016-0094986 Register's Office for Davidson County, Tennessee, dated October 8, 2012 and recorded on October 16, 2012.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on the Plan of record in Plat Book 547, Page 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2107 Creighton Avenue , Nashville, Tennessee 37206-2242**.

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 29th DAY OF APRIL, 2016.

Anthony Hollingsworth

Thomas M. Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY HOLLINGSWORTH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. GREER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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