Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $905,012.00

Affiant

Subscribed and sworn to before me, this 20 day of June 2016.

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160053188 DEEDWARR
Recvd: 06/22/16 12:57 2 pgs
Fees:13.00 Taxes:3348.54
20160622-0063636

Address of New Owner:	Send Tax Bills to:	Tax Information
Garafola Properties, LLC 2213 Belmont Boulevard Nashville TN 37212	New Owner	10416014600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Billy A. Neill, unmarried and Nancy Short, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Garafola Properties, LLC hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 153 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421 page 34 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Short and Billy A. Neill by deed from Katherine A. Bryant of record in Instrument No. 200001280009318 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421 page 34

This property is improved property known as 2213 Belmont Boulevard, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20 day of June, 2016.

Billy A. Neill

Nancy Short

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy A. Neill and Nancy Short, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of June, 2016.

Notary Public

My Commission expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09424