WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

P-BR-16-1807A-T

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)
Ashley Densberger and Carter Milleman	**Mortgage Investors Group**	
(NAME)	(NAME)	**094-02-0B-00.900-CO**
1807 A Sevier Street	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(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, **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY DENSBERGER, UNMARRIED, AND CARTER MILLEMAN, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No. 9 of Sevier Park, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Sevier Park, of record in Instrument No. 20140404-0028375, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Garafola Properties, LLC by Warranty Deed from Jaime Ashley Johnson, unmarried of record in Instrument No. 20130130-0009865, Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 30, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 8;
- All matters shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140404-0028375;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140404-0028375;
- HOA Charter of record in Instrument No. 20140416-0031655;
- Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20140203-0009278;
- Agreement for Dedication Easement and/or Public Street Right-of-Way of record in Instrument No. 20140131-0008991, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1807 A Sevier 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:T20160092283 DEEDWARR
Recvd: 10/19/16 10:30 2 pgs
Fees:13.00 Taxes:1412.66
20161019-0110419

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2016.

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 14th day of October, 2016.

_____
Notary Public

My Commission Expires: 8/20/2019



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