WARRANTY DEED

REBECCA SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

P-GP-17-2107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/8/2021
(AFFIX SEAL)

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)
John D. Evans and Jason A. Rister	New Owners	
(NAME)	(NAME)	**083031I00200CO**
2107 Creighton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **JOHN D. EVANS AND JASON A. RISTER, AS JOINT TENANTS 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 B of 2105 and 2107 Creighton Avenue Residences, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161103-0116441, Registers Office for said County, to which reference is hereby made. The easements. restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat attached hereto as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit " B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Garafola Properties, LLC by Warranty deed from Anthony Hollinsworth, unmarried and Thomas M. Greer, unmarried of record in Instrument No. 20160504-0044196 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 137;
- All matters shown on Plan of record in Instrument No. 20161031-0014762;
- Covenants, Conditions and Restrictions of record in Instrument No. 20161103-0116440, 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: **2107 Creighton Ave, 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:T20170052683 DEEDWARR
Recvd: 06/20/17 11:59 2 pgs
Fees:13.00 Taxes:1539.20
20170620-0061924

Witness my/our hand(s) this the 19th DAY OF JUNE, 2017.

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 June, 2017.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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