BILL GARRETT, Davidson County
Trans:T20170061606 DEEDWARR
Recvd: 07/19/17 09:49 2 pgs
Fees:13.00 Taxes:647.50
20170719-0072625

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of July, 2017, by and between Cindy Darlene Morris now known as Cindy Darlene Thompson-Morris, an unmarried woman, party of the first part, and Garafola Properties LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Units A and B, 2171 Rock City Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2171 Rock City Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170711-0069599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Cindy Darlene Morris by virtue of that certain Divorce Decree Deed dated August 20, 1996, and being of record at Book 11663, Page 27 in the Register's Office of Davidson County, Tennessee. The said Cindy Darlene Morris and Cindy Darlene Thompson-Morris is one and the same person.

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), its heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cindy Darlene Thompson-Morris

Cindy Darlene Thompson-Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cindy Darlene Thompson-Morris, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9-25-19

Property Owner & Address: Garafola Properties LLC
1103 Holly St
Nashville TN 37216

Tax Parcel No 0721032000

Property Address: 2171 Rock City
Nashville, TN 3721607211

MAIL TAX BILLS TO: New owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12 day of July, 2017.

Notary Public

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-19