Bill Garrett Davidson County
Batch# 14190 DEEDWARR
10/16/2017 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20171016-0105987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Melissa Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Y-NR-17-1202

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)
Lou Taylor, Trustee of the House of Healing Trust dated June 1, 2017	**New Owner**	
(NAME) **11 Music Circle South**	(NAME)	**083-09-0-171.00**
(ADDRESS) **Nashville, TN 37203**	(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, **AMY MEREDITH CLAPHAM AKA AMY MEREDITH CLAPHAM-GARAFOLO AND MICHAEL GARAFOLO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOU TAYLOR, TRUSTEE OF THE HOUSE OF HEALING TRUST DATED JUNE 1, 2017,** 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. 6 on the Plan of East Edgefield, of record in Plat Book 21, Page 147, in teh Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot No. 6 fronts 51 feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.

Being the same property conveyed to Ronald Barrie Clapham by Deed from Michael Collier and Kelly Cunningham NKA Kelly Collier, husband and wife of record at Instrument No.2013002-0103725, Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 02, 2013. See Scrivener's Affidavit of record in Instrument Number 20131008-0105809, dated October 07, 2013, recorded October 8, 2013.

Being the same property conveyed to Ronald Barrie Clapham and Amy Meredith Clapham-Garafolo, married by Quitclaim deed from Ronald Barrie Clapham, married of record in Instrument No. 20131202-0122636 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on December 02, 2013.

Being the same property conveyed to Amy Meredith Clapham aka Amy Meredith Clapham-Garafolo by Quitclaim deed from Ronald Barrie Clapham of record in Instrument No. 20170508-0045308 Register's Office for Davidson County, Tennessee, dated May 04, 2017 and recorded on May 08, 2017.

Being also known as 1202 Woodland Street Nashville, Tennessee 372062819.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 8066, Page 491, in the 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: **1202 Woodland St, 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.

Witness my/our hand(s) this the 13th DAY OF OCTOBER, 2017.

Amy Meredith Clapham AKA Amy Meredith Clapham-Garafolo

Michael Garafolo

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY MEREDITH CLAPHAM AKA AMY MEREDITH CLAPHAM-GARAFOLO, 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 13th of October, 2017.

Notary Public
My Commission Expires: 09.30.2019
(SEAL)

RICHARD LEE REHM NOTARY PUBLIC COMMISSION EXPIRES SEP. 30, 2019 STATE OF WASHINGTON

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GARAFOLO, 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 13th of October, 2017.

Notary Public
My Commission Expires: 09.30.2019
(SEAL)

RICHARD LEE REHM NOTARY PUBLIC COMMISSION EXPIRES SEP. 30, 2019 STATE OF WASHINGTON

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

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Meredith McGinnis, a notary public for this county and state, Elizabeth Preston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

