Box 1

# WARRANTY DEED

BOOK 11565 PAGE 77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 1999.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 2-18-01

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carl Peter Massaro | CARL PETER MASSARO | 104-080-242.00 |
| (NAME) | (NAME) | |
| 1217 Villa Place | 1004 Villa Place | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN ,37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann Evelyn Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Peter Massaro, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of O.B. Hayes Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of Villa Place, at a point 435 feet south of the southerly margin of Edgehill Avenue, said point being 50 feet south of the southeast corner of the property conveyed to Whiteway Laundry Company by deed from Vanderbilt University, of record in Book 1079, Page 435, said Register's Office, thence in a westerly direction and parallel with the Laundry Company's southerly line, 150 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence in an easterly direction, 150 feet to the westerly margin of Villa Place, thence with the westerly margin of said Villa Place, northwardly 50 feet to the beginning.

Being the same property conveyed to George H. Holliday and wife, Laura B. Holliday, George H. Holliday predeceased Laura B. Holliday. Laura B. Holliday died Testate Refer to Docket #P76536, Probate Court for Davidson County, will book 151, Page 89 vesting the property in Ann Evelyn Thomas.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1217 Villa Place, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

FILED 07/08/99 0101 02CHECK 292

0609548

IDENTIFICATION REFERENCE

99 JUL -8 PM 3:28

REGISTER
RUTHERFORD COUNTY, TN.

Witness my/our hand(s) this 11th day of June, 1999.

BOOK 11565 PAGE 78

Marsha Johnson

Ann Evelyn Thomas

Ann Evelyn Thomas

STATE OF Florida

COUNTY OF Escambia

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ann Evelyn Thomas the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of June, 1999.

Marsha Johnson

Notary Public

Commission expires:

MARSHA JOHNSON
My commission # CC831296
EXPIRES: April 28, 2003
Bonded Thru Notary Public Underwriters

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11565 PAGE 79

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0609548

IDENTIFICATION & REFERENCE

99 JUL -8 PM 3:29

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| MAMT | 76000.00 |
| ETRK | CO |
| MAMT | 76000.00- |
| CAMT | 76000.00 |
| CON TX | 281.20 |
| PRFEE | 1.00 |
| UCCEX | 8.00 |
| CFEE | 2.00 |
| TOTAL | 292.20 |
| CHECK | 292.20 |

07/08/99 01 15:30 0001 0188

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1488551