WARRANTY DEED

FILE BOX 19B
04-04-013

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of May, 2004

Notary Public

My Commission Expires: 3/25/06

Davidson County DEEDWARR
Recvd: 05/04/04 10:49 2pgs
Fees:13.00 Taxes:758.50
20040504-0050472

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Carl Massaro	Same	105-030
(NAME) 1217 Villa Place	(NAME)	297, 298
(ADDRESS) Nashville, TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joel Gordon and wife Bernice W. Gordon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carl Massaro**, hereinafter called the Grantee(s), 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 Lots Nos. 33, 34, and the northerly 2 feet of Lot 39 on the Plan of the Subdivision of certain lots in the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said County. Said Lot No. 33 fronts 77 1/2 feet on the westerly side of 13th Avenue South, formerly Ament Street, and runs back 153 feet on the southerly line and 154 1/2 feet on the northerly line, with the southerly margin of Grand, formerly Catron Street to an alley, measuring 77 1/2 feet thereon.

Said Lot No. 34 and the northerly part of Lot No. 39 front together 52 feet on the westerly side of 13th Avenue South, formerly Ament Street, and run back 153 feet on the northerly line and 151 feet, more or less, on the southerly line to an alley, measuring 52 feet, more or less, thereon.

BEING the same property conveyed to JOEL GORDON AND WIFE, BERNICE W. GORDON, by Deed from EVERETT JAMES BECKWITH, of record in Book 3376, Page 21, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1001 & 1005 13th Ave South, Nashville, TN, .

(House Number) (Street) (City or Town) (State) (Zip)

JOEL GORDON

BERNICE W. GORDON

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2004.

My Commission Expires: 11/27/04

Notary Public

JUDY O. ERNST NOTARY PUBLIC OF DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice W. Gordon, 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 3rd day of May, 2004.

My Commission Expires:
Nov 27, 2004

Notary Public

JUDY O. ERNST NOTARY PUBLIC OF DAVIDSON COUNTY STATE OF TENNESSEE