This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20120030928 DEEDWARR
Recvd: 04/27/12 13:38 3 pgs
Fees:18.00 Taxes:44.40
20120427-0036197

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bud Properties, LLC,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Carl Massaro** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 458 and 459 in Maury & Claiborne's Addition to South Nashville, of record in Plat Book 21, Pages 84 and 85, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the westerly margin of Lewis Street 60 feet south of Perkins Street; thence westerly 79.5 feet south of Perkins Street; thence westerly 79.5 feet to the line between Lots Nos. 457 and 458, said point being 56.5 feet to a point, which is 44 feet north of Hubbard Alley; thence eastwardly 79.5 feet to the westerly margin of Lewis Street, being 37 feet north of Hubbard Alley; thence with the margin of Lewis Street 60 feet to the beginning.

Being the same property conveyed to Bud Properties, LLC by Deed from Bud Investment Properties, LLC, dated 11/30/2007 and filed for record on 12/04/2007 in Instrument 200712040140205, Register's Office for Davidson County, Tennessee.

Map & Parcel: 10504007500

This property is known as: **12 Lewis St., Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 25 day of April, 2012.

Bud Properties, LLC

By: OR NITZAN
Or Nitzan, Member

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Or Nitzan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Bud Properties, LLC, and is authorized by the Company to execute this instrument on its behalf.

WITNESS my hand and official seal this 25th day of April, 2012.

Erica Alvarez
NOTARY PUBLIC

My Commission Expires:
May 5, 2015

ERICA ALVAREZ
Commission # 1931783
Notary Public - California
Los Angeles County
My Comm. Expires May 5, 2015

Grantee(s) Name, Address:	Send Tax Statement To:
Carl Massaro	New Owner
409 Glen West Dr.	
Nashville, TN 37215	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$12,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26th day of April, 2012.

Affiant

Carl Massaro
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Notary Public

My commission expires:

W Davis
Type or Print Name