WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2012

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120092542 DEEDWARR
Recvd: 12/04/12 12:38 2 pgs
Fees:13.00 Taxes:614.20
20121204-0111488

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Massaro	Mr. Carl Massaro	104-08-0-K
(NAME)	(NAME)	(MAP)
1520 16th Avenue South #7	305 Chateau Glen Place	007.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Nashville, TN 37215	
(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, I/we, Barry R. Stephens and Julia D. Stephens, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carl Massaro, married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 7 of Little 16 Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed and described in the Master Deed recorded in Instrument No. 20061204-0149247 as amended in Instrument No. 20090302-0018339, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Little 16 Condominium, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20061204-0149247 as amended in Instrument No. 20090302-0018339, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Barry R. Stephens and Julia D. Stephens, husband and wife, by deed dated June 29, 2007, from Carl P. Massaro and Lori L. Evans, husband and wife, of record in Instrument No. 20070709-0081340, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1520 16th Avenue South #7, Nashville, Tennessee 37212

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.

Witness my/our hand(s) this 28th day of November, 2012.

Barry R. Stephens

Julia D. Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barry R. Stephens; Julia D. Stephens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of November, 2012.

Notary Public

My Commission Expires: 1/9/2016

