BILL GARRETT, Davidson County
Trans:T20130045665 DEEDWARR
Recvd: 06/03/13 08:38 2 pgs
Fees:13.00 Taxes:610.50
20130603-0055339

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P13-0213-D

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Carl Massaro
305 Chateau Glen Place
Nashville TN 37215

Send Tax Bills To:
New owners

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, I,
Anne L. Garrison

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Carl Massaro and wife, Lori Evans Massaro

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:

Lying and being in Davidson County, Tennessee, and being Unit 4, Little 16 condominiums as shown in Instrument Number 20061204-0149247, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne L. Garrison, by deed from Carl P. Massaro and wife, Lori Evans Massaro, dated July 28, 2008, and of record in Instrument Number 20080730-0077949, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on plats of record in Plat Book 21, Page 87 and Plat Book 547, Page 23, in the Register's Office of Davidson County, Tennessee.

This property is subject to the Master Deed and By-Laws of record in Instrument Number 20061204-0149247 and First Amendment in Instrument Number 20090302-0149247, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1520 16th Avenue South, Unit 4, Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT TO: 2013 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this the 28th day of May, 2013.

Anne L. Garrison

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 Anne L. Garrison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2013.

Notary Public

My Commission Expires: 3/3/2014

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2013.

Notary Public

My Commission Expires: 3/3/2014

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map: 104 08 0K
Parcel: 004.00