THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31819-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Margaret J Chisholm Massey Affiant Subscribed and sworn to before me this 20th day of June, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: Ralph Mastrangelo, Jessica Mastrangelo 2710 Belmont Boulevard Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Info:** Map and Parcel No.: 117 040 19800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret J. Chisholm Massey, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralph Mastrangelo and Jessica Mastrangelo, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2710 Belmont Boulevard, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James W. Massey, spouse of Margaret J. Chisholm Massey, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

BILL GARRETT, Davidson County
Trans:T20140045111 DEEDWARR
Recvd: 06/25/14 13:08 3 pgs
Fees:18.00 Taxes:3404.00
20140625-0055611

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of June, 2014.

Margaret J. Chisholm Massey

Margaret J. Chisholm Massey

James W. Massey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margaret J. Chisholm Massey and James W. Massey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being the southerly 45 feet of Lot No. 1 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of Lot No. 1 fronts 45 feet on the easterly side of Belmont Boulevard and runs back between parallel lines with the northerly margin of Paris Avenue 160 feet to an alley.

Being the same property conveyed to Margaret J. Chisholm, unmarried, by deed dated December 23, 1997, from Frederick S. Lawrence, of record in Book 10736, page 814, Register's Office for Davidson County, Tennessee. Margaret J. Chisholm having married and now being known as Margaret J. Chisholm Massey.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 040 19800.
2. All matters appearing on the Plan of record as Book 332, page 10, Register's Office for Davidson County, Tennessee.