WARRANTY DEED

RR15-0817

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin P. Mazza	New Owner	
	(NAME)	
817 3th Ave N, #412		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		082-13-0E-412.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. SIMON, _____, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN P. MAZZA, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 412 of District Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Being the same property conveyed to James R. Simon by Warranty deed from Double A Development, LLC of record in Instrument No. 20090915-0085987 Register's Office for Davidson County, Tennessee, dated September 09, 2009 and recorded on September 15, 2009. (Value of consideration shown in aforementioned deed $162,733.44.)

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Minute Book D, page 734 and Book 51, page 8, Instrument 20050825-0101610, Instrument 20061122-0144802, Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, Ordinance No. 088-349, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 817 3rd Ave. N., #412, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20150044558 DEEDWARR
Recvd: 06/05/15 14:31 2 pgs
Fees: 13.00 Taxes: 917.60
20150605-0053148

Witness my/our hand(s) this 4th day of June, 2015.

James R. Simon

STATE OF Tennessee
COUNTY OF Davidson

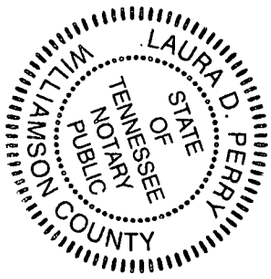
On this the 4th day of June, 2015, before me personally appeared James R. Simon, unnamed to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959