BILL GARRETT, Davidson County
Trans:T20160062282 DEEDWARR
Recvd: 07/20/16 09:23 2 pgs
Fees:13.00 Taxes:1402.30
20160720-0074599

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2016.

Notary Public

My commission expires: 3-6-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Vincent Mastrandrea	New Owner	
717 Groves Park		083070Y00100
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RWA/BVP ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL VINCENT MASTRANDREA**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 311 Urban Place, a Horizontal Property Regime with private elements of record as Instrument No. 20151123-0118806, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the properly.

Being the same property conveyed to Henry H. Simmons and wife, Lorraine Simmons by deed from Hugh J. Stem and wife, Shirley A. Stem of record in Book 4583, page 731, Register's Office for Davidson County, Tennessee, dated March 13, 1972 and recorded on March 14, 1972., The said Henry H. Simmons and wife, Lorraine Simmons, since deceased.

Being the same property conveyed to Terry A. Harper, married by Warranty deed from Conrad H. Simmons, Dianne Simmons Brady and Marinda P. Simmons, Heirs of Lorraine Simmons of record in Instrument No. 20141024-0098205 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 24, 2014 and Scriveners Affidavit recorded in Instrument No. 20141121-0107382.

Being the same property conveyed to George Boedecker, Jr. by Warranty deed from Terry A. Harper, married of record in Instrument No. 20150422-0036092 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 22, 2015.

Being the same property conveyed to Real Results Unlimited, Inc., by Warranty deed from George Boedecker, Jr., married of record in Instrument No. 20151123-0118800

Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 23, 2015.

Being a portion of the same property conveyed to RWA/BVP Associates, LLC, by Warranty deed from Real Results Unlimited, LLC of record in Instrument No. 20151123-0118802 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 23, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 717 Groves Park, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2016.

RWA/BVP Associates, LLC, a Tennessee Limited Liability Company

Robert W. Pullen, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert W. Pullen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of RWA/BVP Associates, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018