WARRANTY DEED

Bill Garrett Davidson County
Batch# 2643 DEEDWARR
09/20/2017 12:22:57 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20170920-0096420

GEORGETTE R. KENNEDY
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 $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of September, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Open Door Properties, LLC	Same NEW OWNER	104 08 0 241.00 and 104 08 0 242.00
(NAME) 4301 Hillsboro Pike, Suite 101	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Fifty Thousand And No/100 Dollars ($1,050,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carl P. Massaro and Lori L. Evans, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Open Door Properties, LLC, a Tennessee Limited Liability Company** 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:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of Plan of O. B. Hayes Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, and described according to a mortgage loan inspection made by John Kohl & Company, P. C. dated 03/01/96, License No. 100, whose address is 400 7th Ave S., Nashville, TN 37203, as follows:

Beginning at a point in the westerly margin of Villa Place 385 feet south of the south margin of Edgehill Avenue, being the southwest corner of the property conveyed to White Way Laundry Company by deed from Vanderbilt University of record in Book 1079, page 435, said Register's Office; thence with said company's southerly line westerly 150 feet to the easterly margin of an alley; thence with the right angles easterly 150 feet to the westerly margin of Villa Place; thence with the margin of same, northerly 50 feet to the point of beginning.

Being the same lands conveyed to Carl P. Massaro and Lori L. Evans, husband and wife from Kim Tribble and wife, Patti L. Tribble, and Tom L. Long by Warranty Deed dated December 13, 2001 and recorded

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December 14, 2001 as Instrument No. 20011214-0138424, in said Register's Office for Davidson County, Tennessee.

Property Address: 1215 Villa Place, Nashville, TN 37212
Parcel Id(s): 104 08 0 241.00

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of O.B. Hayes Large Lots, called Rokeby as of record in Book 21, Page 87, Register's Office for said County, described as follows: Beginning on the westerly margin of Villa Place, at a point 435 feet south of the southerly margin of Edgehill Avenue, said point being 50 feet south of the southeast corner of the property conveyed to Whiteway Laundry Company by deed from Vanderbilt University, of record in Book 1079, Page 435, said Register's Office, thence in a westerly direction and parallel with the Laundry Company's southerly line, 150 feet to the easterly margin of an alley, thence with said alley, southwardly 50 feet; thence in an easterly direction, 150 feet to the westerly margin of Villa Place, thence with the westerly margin of said Villa Place, northwardly 50 feet to the beginning.

Being the same lands conveyed to Carl Massaro from Ann Evelyn Thomas by Deed dated June 11, 1999 and recorded July 08, 1999 in Book 11565, Page 77, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Carl Massaro and wife, Lori Evans from Carl Massaro by Quitclaim Deed dated February 07, 2000 and recorded February 17, 2000 as Instrument No. 20000217-0015750, in said Register's Office for Davidson County, Tennessee.

Property Address: 1217 Villa Place, Nashville, TN 37212
Parcel Id(s): 104 08 0 242.00

Further known as: 1215 and 1217 Villa Place, Nashville, TN 37212
Parcel Id(s): 104 08 0 241.00, 104 08 0 242.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1215 and 1217 Villa Place, Nashville, TN 37212

File Number: 1708-0596

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, has 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 our hands this 15 day of September 2017

Carl P. Massaro

Lori L. Evans

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carl P. Massaro and Lori L. Evans, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public

My Commission Expires: 1/30/21

(SEAL)

TYLER MCKAY CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

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