Bill Garrett Davidson County
Batch# 2919 DEEDWARR
09/21/2017 11:02:04 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20170921-0096808

WARRANTY DEED

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 15th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/30/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

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).
Carl P. Massaro and wife, Lori L. Massaro	Carl P. Massaro and wife,Lori L. Massaro	104 08 0K 002.00
(NAME) 1520 16th Avenue S, Unit 2	(NAME) 1401 A Villa Place	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vanessa Parker-Davis and Elise J. Parker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carl P. Massaro and wife, Lori L. 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:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Little 16 Condominium as established by Master Deed of record as Instrument Number 20061204-0149247 and shown on Exhibit A thereto, Register's Office for Davidson County, Tennessee and subject to all terms and conditions set forth therein.

Being the same lands conveyed to Vanessa Parker-Davis and Bertha V. Parker-Davis from Carl P. Massaro and wife, Lori L. Evans by Warranty Deed dated December 19, 2006 and recorded January 02, 2007 as Instrument No. 20070102-0000606, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Vanessa Parker-Davis and Elise J. Parker from Vanessa Parker-Davis and Bertha V. Parker-Davis by Quitclaim Deed dated May 09, 2007 and recorded May 09, 2007 as Instrument No. 20070509-0055743, in said Register's Office for Davidson County, Tennessee.

File Number: 1709-0628

Elise J. Parker, Bertha V. Parker Davis, and Elsie J. Parker are one in the same person.

Further known as: 1520 16th Avenue S, Unit 2, Nashville, TN 37212
Parcel Id(s): 104 08 0K 002.00

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 1520 16th Avenue S, Unit 2, Nashville, TN 37212

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 18 day of Sept. 2017, VBP

Vanessa Parker-Davis

Elsie J. Parker
BY: Elsie J Parker by
Vanessa Parker-Davis as Attorney-in-Fact
Vanessa Parker attorney in fact

File Number: 1709-0628

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Vanessa Parker-Davis the within named 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 18th of September, 2017.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Elsie J. Parker by Vanessa Parker-Davis, Attorney-in-fact, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Attorney-in-fact for Elsie J. Parker the bargainor, and that she, as such Attorney-in-Fact, being authorized to do so, executed the foregoing Document for the purpose therein contained by signing the name of the bargainor herself as such Attorney-in-Fact.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Mt. Juliet, TN, on this the 18th day of September, 2017.

Notary Public

My Commission Expires: 10/9/19

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: 1709-0628