WARRANTY DEED

Karen Johnson Davidson County
Batch# 271469 DEEDWARR
08/14/2019 01:19:26 PM 2 pgs
Fees: $13.00 Taxes: $1,583.26
20190814-0081283

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,907.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(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).
1520 16th Avenue South, LLC	New Owner	104 08 0K 002.00 and104 08 0K 004.00
(NAME) 2817 West End Ave., Suite 126-252	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), 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 wife, Lori L. Massaro**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1520 16th Avenue South, LLC, A Delaware 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 Unit No. 2 on the Plan of Little 16 Condominium as established by Master Deed of record as Instrument Number 20061204-0149247 as amended as Instrument Number 20090302-0018339 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 2, 2007 as Instrument No. 20070102-0000606, in said Register's Office for Davidson County, Tennessee.

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 9, 2007 and recorded May 9, 2007 as Instrument No. 20070509-0055743, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Carl P. Massaro and wife, Lori L. Massaro from Vanessa Parker-Davis and Elise J. Parker by Warranty Deed dated September 18, 2017 and recorded September 21, 2017 as Instrument No. 20170921-0096808, in said Register's Office for Davidson County, Tennessee.

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

File Number: 1904-0354

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-C-19-1520

Lying and being in Davidson County, Tennessee, and being Unit 4, Little 16 condominiums as shown in Instrument No. 20061204-0149247 as amended in Instrument No. 20090302-0018339, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same lands conveyed to Carl Massaro and wife, Lori Evans Massaro from Anne L. Garrison by Warranty Deed dated May 28, 2013 and recorded June 3, 2013 as Instrument No. 20130603-0055339, in said Register's Office for Davidson County, Tennessee. Lori Evans Massaro and Lori L. Massaro are one and the same person. Carl Massaro and Carl P. Massaro are one and the same person.

Further known as: 1520 16th Avenue South, Unit 4, Nashville, TN 37212
Parcel Id(s): 104 08 0K 004.00

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 South, Units 2 and 4, 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, 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 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 31 day of July, 2019

Carl P. Massaro

Lori L. Massaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantors, Carl P. Massaro and Lori L. Massaro with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained. WITNESS my hand and seal of office in NASHVILLE, Tennessee, on this the 31st day of July, 2019

NOTARY PUBLIC

HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

MY COMMISSION EXPIRES: 11-30-2022
File Number: 1904-0354