WARRANTY DEED

Karen Johnson Davidson County
Batch# 271469 DEEDWARR
08/14/2019 01:19:26 PM 2 pgs
Fees: $13.00 Taxes: $983.20

20190814-0081286

RIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE 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 $ 265,728.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th 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 007.00
(NAME) 2817 West End Ave., Suite 125-252	(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 Massaro, married** 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:

A certain Condominium situated in Davidson County, Tennessee, described as Unit No. 7, Little Sixteen Condominiums, a Horizontal Property Regime, located in Nashville, Tennessee, as shown in Exhibit "A' to the Master Deed and described in the Master Deed recorded in Instrument No. 20061204-0149247, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Little 16 Condominium, Condominium Apartments contained in the Master Deed with By-Laws appended thereto, recorded in Instrument No. 20061204-0149247, as amended in Instrument No. 20090302-0018339, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same lands conveyed to Carl Massaro, married from Barry R. Stephens and Julia D. Stephens, husband and wife by Warranty Deed dated November 28, 2012 and recorded December 4, 2012 as Instrument No. 20121204-0111488, in said Register's Office for Davidson County, Tennessee. This was not a primary residence of grantor.

This conveyance is subject to (a) Real Estate Taxes for the year 2019, and subsequent years, a lien not yet due and payable; (b) All matters shown on the Plan of record in Plat Book 21, Page 87 and Plat Book 547, Page 23, Register's Office for Davidson County, Tennessee; (c) Master Deed establishing a Horizontal Property Regime of Little 16 Condominium with Charter and By-Laws appended thereto, of record in Instrument No. 20061204-0149247, and amended in Instrument No. 20090302-0018339, Register's Office for Davidson County, Tennessee; (d) All matters shown on that ALTA/NSPS Survey of M Cubed by Donovan Benson, T.R.L.S. # 3046, Baland Professionals, LLC, last dated July 15, 2019, as Job No. 19-0234.

File Number: 1904-0354

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-19-1520

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 7, 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 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 grantor, Carl 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

MY COMMISSION EXPIRES: 11-30-2022

HILTON COUNTY DEKALB NO LONGER STATE OF TENNESSEE NOTARY PUBLIC

File Number: 1904-0354