Karen Johnson Davidson County
Batch# 271469 DEEDWARR
08/14/2019 01:19:26 PM 2 pgs
Fees: $13.00 Taxes: $2,218.94
20190814-0081288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,712.60

Affiant

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

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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 011.00 and 104 08 0K 012.00
(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, **Triumph Land Company, Inc. formerly known as Triumph Mineral Company, Inc.**, 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 Nos. 11 and 12, 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 Triumph Mineral Company, Inc. from Carl P. Massaro and Lori L. Evans, Husband and Wife by Warranty Deed dated November 5, 2008 and recorded November 13, 2008, in Instrument No. 20081113-0112388, in said Register's Office for Davidson County, Tennessee. See attached Exhibit A regarding name change of the corporation.

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, I
2012 21st Avenue S
Nashville, TN 37
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 11 and 12, 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

Triumph Land Company, Inc. formerly known as Triumph Mineral Company, Inc.

BY: _____
Carl P. Massaro, President

BY: Lori L. Massaro
Lori L. Evans, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, a Notary Public in and for the aforesaid state and county, personally appeared Carl P. Massaro, President, and Lori L. Massaro, Secretary with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged themselves to be the President and Secretary of Triumph Land Company, INC. formerly known as Triumph Mineral Company, Inc., the bargainor, and that they, as such President and Secretary, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by themselves as such President and Secretary.
IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in NASHVILLE, _____, on this the 31st day of July, 2019.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11 - 30 - 2022

HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1904-0354