Return To: Perrone & Your
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 487881 DEEDWARR
10/02/2020 08:40:06 AM 2 pgs
Fees: $13.00 Taxes: $3,319.83

20201002-0113843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $897,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

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)
Gregory Levoy Powell	Gregory Levoy Powell	Parcel ID: 104-08-0-385.00
(NAME) 1610 16th Ave S	(NAME) 1610 16th Ave S	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(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 and Lori L. Evans, as joint tenants with rights of survivorship and not as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Levoy Powell**, 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:

Being part of Lot No. 41 on the Map of O.B. Hayes Plan of Large Lots, called Rokeby Place, as of record in Book 21, page 84, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description described according to a survey of Barge, Waggoner and Sumner, dated May 29, 1970, as revised July 23, 1970, as follows: Beginning at an iron pin in the westerly margin of Villa Place at the entrance to Horton Avenue; thence with the margin of said Villa Place, South 9 deg. 09 min, West, 29.58 feet to an iron pin; thence leaving said Place, North 81 deg. 38 min. West, 144.0 feet to an iron pin in the easterly margin of Alley No. 438; thence with the same, North 9 deg. 09 min East 34.31 feet to an iron pin in the beginning of a curve; thence around said curve, northeasterly 23.25 feet to an iron pin in the southerly margin of Horton Avenue, thence with the margin of the same, South 82 deg. 02 min. East, 108.9 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 31.83 feet to the point of beginning.

Being the same property conveyed to Carl Massaro, married By Warranty Deed from Lewis S. Fort, married, and Thelma Thomas Johnson, unmarried dated January 21, 1999 recorded January 27, 2000, of record as Instrument No. 200001270008830, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Carl Massaro and Lori L. Evans, as joint tenants with rights of survivorship and not as tenants in common by Quitclaim Deed from Mitchell A. Watts, Trustee dated March 17, 2000 recorded March 27, 2000, of record as Instrument No. 200003270030228, Register's Office for Davidson County, Tennessee.

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 1401 Villa Place, 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 30 day of SEPT, 2020

Carl 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 Massaro and Lori L. Evans, 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 30th of September, 2020.

Notary Public

My Commission Expires: 11-30-22

(SEAL)