RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1178114
09/05/2024 09:38:37 AM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240905-0068301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Villa on 16th, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		104-08-0I-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MICHAEL HULL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VILLA ON 16TH, LLC, A TENNESSEE 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. B on the Plan of Homes at 1315 16th Avenue South, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240723-0055209, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Robert John DiPiero and wife, Leslie Tomasino Dipiero by Warranty Deed from L & R Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20070514-0057504 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 14, 2007.

Being a portion of the same property conveyed to Red Bandana Music, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert John DiPiero and wife, Leslie Tomasino DiPiero of record in Instrument No. 20160415-0036495 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 15, 2016.

Being a portion of the same property conveyed to Michael Hull, a married man by Warranty Deed of record in Instrument No. 20240905-0068294 Register's Office for Davidson County, Tennessee.

This was not the marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1315 16th Avenue S Unit B, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2024-1142

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 my hand this 3rd day of September, 2024

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

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TENNESSEE
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