# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Mary Margaret Formosa Lambert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110003607 DEEDWARR
Recvd: 01/19/11 08:58 2 pgs
Fees: 13.00 Taxes: 684.50
20110119-0005001

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Katherine M. Hanson** | **NEW OWNER** | **142-9-H-139CO** |
| (NAME) | (NAME) | |
| **8919 Sawyer Brown Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, WE, **Mary Margaret Formosa (a/k/a Mary Margaret Formosa Lambert) and Joseph A. Formosa III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine M. Hanson**, 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 being Unit No. 8919 together with the carport designated No. 8919-C, River Plantation, Section IX, Phase 11-F, a condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase 11-F, condominium apartments, of record in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, 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 River Plantation, Section IX, Phase 11-F condominium apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 8061, pages 341-346 and annexation document in Book 9247, page 951, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Joseph T. Formosa ( a/k/a Joseph Formosa, Jr.) and wife, Bessie Formosa (a/k/a Bessie Eleazer Formosa) by deed from Lesa H. Skoney, Successor Trustee for the Dorothy S. Hayes Irrevocable Trust of record in Book 11647, page 385 Register's Office for Davidson County, Tennessee. The said Joseph Formosa, Jr. and wife, Bessie Formosa having both died on May 2, 2010, under circumstances in which it could not be determined who died first. Both of the deceased left Last Wills and Testaments. The Last Will and Testament of Joseph Formosa, Jr. contains a provision that for purposes of administering his Will, his spouse (Bessie Formosa) shall be presumed to have survived him if it cannot otherwise be determined. Title to the property herein above described therefore passed at Mr. Formosa's death to Bessie Formosa as the surviving tenant of the entireties and then to Mary Margaret Formosa ( a/k/a Mary Margaret Formosa Lambert) and Joseph Anthony Formosa, III the devisees named in her Last Will and Testament. The Last Will and Testament of the said Bessie Eleazer Formosa was admitted to Probate in the 7th Circuit Court of Davidson County, Tennessee under Docket No. 10P769.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **8919 Sawyer Brown Road, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of January, 2011.

Mary Margaret Formosa Lambert

Mary Margaret Formosa (a/k/a Mary Margaret Formosa Lambert)

Joseph A. Formosa III by Mary Margaret Formosa Lambert Attorney in fact

Joseph A. Formosa III
By: Mary Margaret Formosa Lambert, Attorney in Fact

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 Mary Margaret Formosa (a/k/a Mary Margaret Fromosa Lambert), the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF JANUARY, 2011.

Commission expires: 1-7-2013

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Margaret Formosa (a/k/a Mary Margaret Formosa Lambert) with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Joseph A. Formosa, III and being authorized to act on behalf of said persons she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF JANUARY, 2011.

Commission expires: 1-7-2013

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
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