**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **November, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return To:

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, ~~Suite C~~, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph C. Formosa | Churchill Mortgage Corporation | 086080A01600CO |
| (NAME) | (NAME) | |
| 1012 Tulip Grove Road | 761 Old Hickory Blvd., Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Brentwood, TN, 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/WE, **Stephen Atwell and Jasminka Atwell**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph C. Formosa and Rocio N. Formosa, husband and wife** , 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 Lot No. 422 on the Plan of Phase II, Camden Woods, of record in Book 6900, page 735, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Atwell and wife, Jasminka Atwell, by Warranty Deed from Ernest B. Robinson and wife, Gwendolyn G. Robinson dated September 4, 2002 of record in Instrument No. 20021007-0121817, Register's Office of 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 1012 Tulip Grove Road, Hermitage, TN 37076

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, has 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.

BILL GARRETT, Davidson County
Trans:T20120089070 DEEDWARR
Recvd: 11/21/12 09:31 2 pgs
Fees:13.00 Taxes:684.50
20121121-0107343

Witness our hands this **16th** day of **November, 2012**

**Stephen Atwell**

**Jasminka Atwell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Stephen Atwell and Jasminka Atwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **November, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY