WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036603 DEEDWARR
Recvd: 05/02/13 13:35 2 pgs
Fees:13.00 Taxes:499.50
20130502-0044403

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorenzo Formato III	Same as new owner	04314003401
(NAME)	(NAME)	
600 E. Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jack Junior Davis**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lorenzo Formato III, married and Christian John Formato, unmarried, as tenants in common** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in the Eleventh Civil District of Davidson County, Tennessee described as follows:
Beginning at a point in the Southern Margin of New Larkin Springs Road, now known as Old Hickory Boulevard, 3,462.5 feet more or less East of the Easterly margin of Gallatin Road, at the common corner of a tract of 3.2 acres and a tract of 4.0 acres, more or less; thence with the line between said tract, Southerly 150.0 feet; thence Easterly, parallel to the South margin of Old Hickory Boulevard 50.0 feet; thence Northerly parallel to the West line, 150 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Jack Junior Davis by Deed from Tommy R. Cragué, Sr. and wife, Barbara A. Cragué, dated 03/19/2007 and filed for record on 03/19/2007 in Instrument 200703190033118, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5185, Page 639, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 600 E Old Hickory Boulevard, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29 day of April, 2013

Jack Junior Davis

State of Tennessee
County of Wilson

Personally appeared before me Jack Junior Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2013.

Notary Public
My Commission Expires: 8/13/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122