BILL GARRETT, Davidson County
Trans: T20130087574 DEEDWARR
Recvd: 10/09/13 15:28 2 pgs
Fees: 13.00 Taxes: 640.10

20131009-0106232

WARRANTY DEED

G-VRES-13-717

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Cheri Hawkins
Affiant

Subscribed and sworn to before me this 7th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

MELISSA J. CHRO. TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Golden	First Bank	
717 Woodland Way (ADDRESS)	(NAME) 3500 Blue Lake Drive-Suite 325 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35243 (CITY) (STATE) (ZIP)	114-14-A-85.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAWN S. FORMOSA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW GOLDEN, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 85, WOODLAND FOREST, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 534, 535 AND 536, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES J. FORMOSA, JR. AND WIFE, DAWN S. FORMOSA BY WARRANTY DEED FROM LAWRENCE A. TORIELLO, RECORDED ON THE 30TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010330-0030676, RE-RECORDED AT INSTRUMENT NO. 20010515-0050217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JAMES J. FORMOSA, JR., HAVING SINCE DIED ON APRIL 21, 2010 LEAVING DAWN S. FORMOSA THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 534, 535 AND 536 AND BOUNDARY PLAT RECORDED IN PLAT BOOK 6900, PAGE 443; BOOK 7207, PAGE 851, BOOK 7439, PAGE 684, BOOK 7596, PAGE 692 AND INSTRUMENT NO. 20050916-0111743; INSTRUMENT NOS. 20040503-0049797 AND 20050916-0111744; BOOK 787, PAGE 4, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 717 Woodland Way, Nashville, Tennessee 37209
(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 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 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/our hand(s) this 7th day of October, 2013.

Dawn S. Formosa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn S. Formosa, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903