WARRANTY DEED



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016 :
STATE OF TENNESSEE

File No.: ALW-13-3901-11

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2013.

Anthony N. Greco
Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Formosa	~~NEW OWNER~~	103-16-E-11.00 CO
(NAME)	(NAME)	
3901 Whitland Avenue #11	724 GREELEY DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37205	
(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, I/WE, **LINDA SUE SIMMONS, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STEPHEN FORMOSA, UNMARRIED**, 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 Unit No. 11 as shown on the Plat of Whitland Place Condominium, of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of The Whitland Place Homeowners' Association, as described in Book 6131, page 722, et seq., said Register's Office.

Being the same property conveyed to Linda Sue Simmons, an unmarried person, by Deed from FMS, Inc., a Tennessee Corporation, dated 10/26/1994 and filed for record on 10/27/1994 in Book 9503, Page 778, Register's Office for Davidson County, Tennessee.

This is not the homestead or marital residence of Grantor, her spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3901 Whitland Avenue #11, Nashville, TN 37205
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130098387 DEEDWARR
Recvd: 11/19/13 15:08 2 pgs
Fees: 13.00 Taxes: 405.15

20131119-0119393

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 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 14th day of November, 2013.

Linda Sue Simmons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Sue Simmons, the within named 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, this the 14th day of November, 2013.

Notary Public
My Commission Expires: 8/23/2016

MANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171