WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012948 DEEDWARR
Recvd: 02/25/14 09:41 2 pgs
Fees:13.00 Taxes:918.53
20140225-0015931

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$248,250.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 04/01/2017
(AFFIX SEAL)

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
3333 B Tremble, LLC	NEW OWNER	131-01-0
(NAME)	(NAME)	P/O 035.00
5042 Thoroughbred Lane, #200		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Angelo Formosa III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3333 B Tremble, LLC, a Tennessee Limited Liability Company**, 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 part of Lot No. 6 on the plan of Russwood Heights, of record in Book 2133, pages 12 and 13, Register's Office for said County.
Said Lot No. 6, which is a corner lot, fronts 204.0 feet on the westerly margin of Trimble Road and fronts 148.9 feet on the northerly margin of Castleman Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 205.0 feet on the broken northerly line and 233.0 feet on the westerly line to a point of intersection.
Said property also known as Unit B of Infill Nashville 3333 Trimble Road Cottages, a Horizontal Property Regime with Private Elements, as set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140117-0005015, and shown on plan set out as Exhibit "B" to said declaration.

Being the same property conveyed to Angelo Formosa, III by deed from Georgia D. Boyce, also known as Georgia Phelan Boyce, unmarried, dated December 30, 1982, recorded in Book 5987, Page 880, Register's Office for said County.

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 **3333 B Trimble Road, Nashville, TN 37215**

(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 my hand this 21st day of February, 2014.

Angelo Formosa III

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 Angelo Formosa III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21ST DAY OF FEBRUARY, 2014.

Commission expires: 3-3-14

Notary Public

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 3, 20