BILL GARRETT, Davidson County
Trans:T20140019368 DEEDWARR
Recvd: 03/24/14 10:26 2 pgs
Fees:13.00 Taxes:37.00

20140324-0023809

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

COUNTY OF WILLIAMSON * SUSAN L. HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luis Taboada | New Owner | 021 00 0 320.00 |
| (NAME) ~~6012 & 6020 Clarksville Hwy~~ ← | (NAME) 294 Ocala Dr | 021000 321.00 |
| (ADDRESS) ~~Joelton, TN 37080~~ ← | (ADDRESS) Nashville, TN 37211 | |
| (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, **Angelo Formosa Family Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luis Taboada, unmarried**, 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. 2 and Reserved Parcel "A" on the Plan of Section 2, Formosa Subdivision of record in Book 5800, page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from Angelo Formosa, Jr. dated December 28, 1994, of record in Book 9557, page 748, Register's Office for 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 6012 & 6020 Clarksville Hwy, Joelton, TN 37080

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.

Witness our hands this **20th** day of **March, 2014**

Angelo Formosa Family Limited Partnership

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Angelo Formosa Family Limited Partnership**, 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 **20th** day of **March, 2014**

Notary Public

My commission expires: 8/29/2014

COUNTY OF WILLIAMSON
SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**