WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054869 DEEDWARR
Recvd: 07/29/14 15:10 2 pgs
Fees:13.00 Taxes:647.50
20140729-0067496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-2016

(AFFIX SEAL)

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

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
Angelo M. Formosa III	**Angelo M. Formosa III**	**07800007000**
(NAME) **724 Greeley Drive**	**724 Greeley Drive**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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 Family Partnership a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelo M. Formosa III**, 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:

Being a parcel of land lying in the 8th Civil District of Davidson County, Tennessee, and being the Willard Oakley, et ux tracts as recorded in Book 5061, page 607, and Book 5069, page 3, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin on the east right-of-way of River Road and being 25 feet from the center and also being the northwest corner of this tract, thence leaving the road, North 83 degrees 56 minutes 51 seconds East 315.57 feet to an iron pin; South 85 degrees 13 minutes 18 seconds East 1,542.81 feet to an iron pin on the witness line of the Cumberland River. Thence with the river, South 1 degree 39 minutes 26 seconds East 148.88 feet to an iron pin; South 10 degrees 56 minutes 39 seconds West 149.74 feet to an iron pin, also being the southeast corner of this tract. Thence leaving the river and with the south boundary of this tract, North 85 degrees 23 minutes 02 seconds West and partially with a fence 1,389.67 feet to an iron pin; then on with the fence South 74 degrees 37 minutes 40 seconds West 378.68 feet to an iron pin on the right-of-way of said road. Thence with the right-of-way on a curve to the right with a Radius of 2,427.71 feet, a Chord of 91.02 feet and along an Arc of 91.03 feet to a point; Thence North 11 degrees 25 minutes 25 seconds West 296.77 feet to the point of beginning containing 13.01 acres per survey by Mid-Southern Surveying Company, Tennessee Registered Land Surveyor No. 290, Pomona Progress Center, Highway 46, Dickson, TN 37055.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Angelo Formosa, Jr. and wife, Carolyn Formosa, of record in Book 9557, page 738, Register's Office for Davidson County, Tennessee. Pursuant to a Certificate of Merger of record in Instrument No. 19991228-0307484, Register's Office for Davidson County, Tennessee, the.Angelo Formosa Family Limited Partnership, a Tennessee limited partnership merged into the Angelo Formosa Family Partnership, a Tennessee general partnership.

Included in the foregoing description but specifically excluded from the property being conveyed is a 1.001 Acre Tract described as follows:

Being a tract or parcel of land located in the Eighth Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Angelo Formosa Family Partnership by Instrument No. 19991228-0307484, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly line of property conveyed to Angelo Formosa by deed of record in Book 9715, page 810, R.O.D.C., said point being located N 85° 23' 02" W, 272.56 feet from the northeasterly corner of said Angelo Formosa property, and being the southeasterly corner of the herein described tract; Thence, with the northerly line of the Angelo Formosa property N 85° 23' 02" W, 734.00 feet to an iron rod; Thence, leaving said northerly line with a new line N 4° 36' 58" E, 114.80 feet to an iron rod; Thence, continuing with the southerly margin of a dedicated ingress-egress easement and a curve to the right 96.86 feet, said curve having a central angle of 9° 19' 10", a radius of 595.50 feet, and a chord of S 81° 09' 37" E, 96.75 feet to an iron rod; Thence, S 73° 50' 24" E, 118.10 feet to a point; Thence, S 75° 17' 03" E, 179.83 feet to a point; Thence, S 78° 00' 23" E, 127.37 feet to a point; Thence, S 75° 59' 16" E, 221.40 feet to an iron rod and the point of beginning. Containing 43.585 square feet or 1.001 acres, the same more or less.

Being a portion of the property conveyed to Angelo Formosa, Jr. and wife, Carolyn Formosa by Quitclaim Deed from Angelo Formosa Family Partnership, a Tennessee General Partnership, by Instrument No. 20050622-0071737, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Angelo Formosa, Jr. and wife, Carolyn Formosa, of record in Book 9557, page 738, Register's Office for Davidson County, Tennessee. Certificate of Merger of Angelo Formosa Family Limited Partnership, a Tennessee limited partnership into Angelo Formosa Family Partnership, a Tennessee general partnership, of record in Instrument No. 19991228-0307484, Register's Office for Davidson County, Tennessee.

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 **7905 River Road, Nashville, TN 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 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 23rd day of July, 2014.

Angelo Formosa Family Partnership

By: Angelo, sole Class A Partner

Angelo M. Formosa, III, being the sole Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Angelo M. Formosa, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the sole Class "A" Partner of the Angelo Formosa Family Partnership a Tennessee general partnership, the within named bargainor, a Partnership, and that he as such Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by said Angelo M. Formosa, III as such Class "A" Partner.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2014.

Commission expires: 10-18-2016

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE