Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140072326 DEEDWARR
Recvd: 09/26/14 10:31 2 pgs
Fees: 13.00 Taxes: 4532.50

20140926-0088785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES 09-14-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Land Development.Com, Inc. A Tennessee Corporation	NEW OWNER	
(NAME) 798 Old Hickory Blvd a/k/a 5648 Franklin Pike Circle	(NAME)	16000006001
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANGELO M. FORMOSA, III, TRUSTEE OF THE MADGE IRIS FORMOSA 2007 INVESTMENT TRUST CREATED BY INSTRUMENT DATED APRIL 4, 2007, AS AMENDED BY SUCCESSOR TRUST INSTRUMENT DATED OCTOBER 30, 2008, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as beginning at a concrete monument in the northerly margin of Old Hickory Boulevard, as presently located; said monument being the south line of Lot No. 4 McArthur Subdivision as recorded in Plat Book 5200, Page 363, Register's Office for Davidson County, Tennessee; thence along said northerly margin of Old Hickory Blvd., South 61 degrees 00'17" West 178.50 feet to a point in Franklin Pike Circle; thence North 23 degrees 00'17" West 23.20 feet to a point in Franklin Pike Circle; thence North 23 degrees 45'08" East 44.85 feet to a point; thence North 10 degrees 17'57" West 107.45 feet to a point in the center of Franklin Pike Circle; thence South 70 degrees 36'09" East 25.07 feet to an iron pin in the margin of Franklin Pike Circle; thence South 70 degrees 36'09 East 122.45 feet to the point of beginning, and containing 10,664 square feet or 0.24 acres more or less.

Being the same property conveyed to Angelo M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust by Quitclaim Deed dated 11/10/2008 from Angelo M. Formosa, III, Trustee of the Madge Iris Formosa Trust created on June 1, 1988 by Carolyn H. Formosa of record in Instrument 200811190114006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) rights or claims of parties in possession not shown by the public records; (2) property taxes for the current year which have been assumed by the Grantee; (3) all matters shown on the plan of record in Book 5200 Page 363, said Register's office; (4) all applicable easements, setback lines, and restrictions of record; (5) and any encroachment, claims of easements, overlaps, boundary line disputes, variation in size (as to the acreage or square footage), or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land and not shown by the Public Records.

This is unimproved
This is improved x property, known as **798 Old Hickory Blvd., Brentwood, TN 37027**
a/k/a 5648 Franklin Pike Circle, Brentwood, TN 37027

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, its successors and assigns forever; and in my capacity as Trustee I do covenant with the said GRANTEE that as Trustee of the Madge Iris Formosa 2007 Investment Trust I am 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; in my capacity as Trustee I do further covenant and bind myself and my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 24TH day of September, 2014.

Angelo, trustee

Angelo M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust

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 M. Formosa, III, Trustee of the Madge Iris Formosa 2007 Investment Trust, 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 in his capacity as Trustee for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH Day of September, 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