Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,963.63.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2017.

Notary Public

My commission expires: 7-3-17

BILL GARRETT, Davidson County
Trans:T20170013250 DEEDWARR
Recvd: 02/13/17 15:24 2 pgs
Fees:13.00 Taxes:676.97
20170213-0015055

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
3402 Trimble, LLC		
1211 White Rd.	New Owner	131-01-0Y-002.00-CO
Bon Aqua, TN 37025		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **3400A TRIMBLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3402 TRIMBLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3400 Trimble, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150220-0014944, as amended in Instrument No. 20161118-0122159, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Conrad Camp by Warranty deed from Nicky Anthony Formosa, Tony Michael Formosa, Vince Mar'te Formosa, Toni Tyanne Formosa, Nicky Anthony Formosa and Tony Michael Formosa, as Co-Trustees of the Deno Mario Formosa Trust and L. R. DeMarco as Trustee of the Lindsay Nicole Formosa Trust, Devisees under the Last Will and Testament of Salvatore J. Formosa, Sr., joined by Nicky Anthony Formosa and Tony Michael Formosa in their capacity as Co-Executors of the Estate of Salvatore J. Formosa, Sr., of record in Instrument No. 20070618-0072324, Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 18, 2007.

Being a portion of the same property conveyed to 3400A Trimble, LLC by Warranty Deed from Conrad Camp, married, of record in Instrument No. 20150212-0013219, Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on February 12, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3402 Trimble Rd., Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2017.

3400A Trimble, LLC

Kris Gernentz, Member

Lisa Gernentz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kris Gernentz and Lisa Gernentz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the sole members of 3400 A Trimble, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017