Prepared by: **WARRANTY DEED** Record and Return to: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215 BILL GARRETT, Davidson County Trans: T20170034646 DEEDWARR Recvd: 04/25/17 10:14 2 pgs Fees: 13.00 Taxes: 2201.50 20170425-0040359	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Belanger	New Owner	144 10 0 041.00
(NAME)	(NAME)	
6100 Chickering Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 M. Formosa, III, Trustee of the Angelo M. Formosa III Exempt Trust as to a fifty percent (50%) undivided interest and Gina F. Brazil, Trustee of the Gina F. Brazil Exempt Trust, as to a fifty percent (50%) undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Belanger and Monica Belanger, husband and wife**, 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 65 on the Plan of Chickering Valley as of record in Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot 65 fronts 73.6 feet on the curving northeasterly side of Chickering Court at its northerly terminus and runs back 517 feet on its westerly line and 644.3 feet on its southerly line, to a broken line of two segments at the rear, measuring 809.9 feet thereon.

Being the same property conveyed to Angelo M. Formosa, III, Trustee of the Angelo M. Formosa III Exempt Trust, as to a fifty percent (50%) undivided interest, and Gina F. Brazil, Trustee of the Gina F. Brazil Exempt Trust, as to a fifty percent (50%) undivided interest by Quitclaim Deed from Angelo M. Formosa, III Executor of the Estate of Carolyn H. Formosa, filed for record 02/03/2011 in Instrument No. 20110203-0009847, 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 6100 Chickering Court, 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 our hands this 21st day of April, 2017.

ANGELO M. FORMOSA, III, TRUSTEE OF THE ANGELO M. FORMOSA III EXEMPT TRUST

Angelo M. Formosa III, Trustee
Trustee

Gina F. Brazil, Trustee of the Gina F. Brazil Exempt Trust

Gina F. Brazil, Trustee
Trustee

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 Gina F. Brazil, Trustee of the Gina F. Brazil Exempt Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee for the aforesaid Trust for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 21st day of April, 2017.

Notary Public: Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

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 Angelo M. Formosa, III Exempt 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 aforesaid Trust for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 21st day of April, 2017.

Notary Public: Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019