Bill Garrett Davidson County
Batch# 131403 DEEDWARR
08/21/2018 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20180821-0082696

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081039

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Formosa	Stephen Formosa	
(NAME) 423 Basswood Ave	(NAME) 423 Basswood Ave	040-00-0-012.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHERYL MCWILLIAMS, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN FORMOSA, 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 Couty, Tennessee, being described as follows, to-wit:

Beginning at a 1/2" rebar (found) in the eastern right-of-way of Whites Creek Pike, being the southwestern corner of this described parcel as being located S 33 deg. 08'10" E, 17.50 feet from a power pole; thence going with the said road right-of-way N 08 deg. 49'21" W, 1321.60 feet; thence N 11 deg. 36'32" W, 285.50 feet to a 5/8"rebar (found); thence leaving Whites Creek Pike and going with the George H. Ewing property, N 85 deg.12'26" E, 426.34 feet to a 1/2 rebar (found); thence N 76 deg. 36'22" E, 488.42 feet to a 5/8" rebar (found); thence leaving Ewing and going with the Wallace Connell Williams, et al. propertyand generally following the meanders of a fence line, S 06 deg. 36'20" W, 75.21 feet to a 1/2" rebar (found); thence S 06 deg. 11'15" W, 849.83 feet to a 1/2" rebar (found); thence leaving Williams and the fence and going with the Frank O. Teasley property, S 05 deg. 47'43" W, 575.10 feet to a 5/8" rebar (found); thence leaving Teasley and going with the James M. Tarpy and Susan Gentry Tarpy property, S 08 deg. 02'17" W, 203.40 feet to a stone (found); thence leaving Tarpy and going with the Helen D. Tarleton and Eric S.

Tarleton property, S 81 deg. 06'39" W, 158.73 feet to a 1/2" rebar (found); thence leaving Tarleton and going with Calen Allen Garrett property S 89 deg. 08'34" W, 140.22 feet to a 1/2" pipe (set); thence S 84 deg. 49'50" W 159.15 feet to the beginning, being 25.15 acres, as survey by Chrsitopher M. Vick, RLS #2164 on November 23, 2015.

Being a portion of the same property conveyed to Mildred E. Norris by Warranty Deed from Louis F. Norris, of record in Book 4359, Page 914, Register's Office for Davidson County, Tennessee, dated August 15, 1969 and recorded on August 25, 1969.

The said Mildred E. Norris having since died and under her Last Will and Testament recorded April 23, 1997 in Book 10425, Page 246, in the Register's Office for Davidson County, Tennessee, said property was devised to Cheryl McWilliams.

Spose of grantor has never occupied the said property as their primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4561 Whites Creek Pike, Whites Creek, TN 37189
(House No.) (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/our hand(s) this the 20th day of August, 2018

Cheryl McWilliams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of August, 2018, before me personally appeared Cheryl McWilliams, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the20th day of August, 2018.

Notary Public

My Commission Expires: 10.12.19

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

