31794-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224728 DEEDWARR
05/02/2019 09:23:56 AM 2 pgs
Fees: $13.00 Taxes: $3,348.50

20190502-0040732

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$905,000.00.**

Affiant

Subscribed and sworn to before me, this the **1st** day of **May, 2019.**

Notary Public

My commission expires: 9/1/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
St. Joseph Properties, LLC	**"New Owner"**	**13101010300 & 13101019200**
947 Turnberry Cove		
Collierville, TN 38017-7381		

FOR AND IN 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, WE,

Angelo Formosa Family Partnership, a Tennessee General Partnership and Pinnacle Bank, Successor Trustee of The Trust f/b/o Fabian Formosa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

St. Joseph Properties, LLC, a Tennessee limited liability company

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:

TRACT 1

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mr. Salvatore J. Formosa and Mr. Angelo M. Formosa, a Resubdivision of The S.J. Formosa Property and the Angelo M. Formosa Property of record in Plat Book 8250, Page 425, amending Plat Book 5800, page 283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Angelo Formosa, Jr., by Deeds from Annie Ruth Russell, a widow, of record in Book 2642, page 505, dated March 19, 1957 and from Angelo Formosa and wife, Katherine Formosa, of record in Book 2805, page 203, dated September 17, 1958. And being all of the property conveyed to Angelo Formosa, Jr. and wife, Carolyn Formosa by Deed dated July 19, 1983 from Doris Loos Gee, a widow of record in Book 6102, page 167. Together with the right to use and occupy that portion of a Dedicated Right of Way that was closed by the Council of the Metropolitan Government Nashville and Davidson County by Metropolitan County Council Bill No. 083-1206 filed in the County Court Clerk's Office for said county. And further being all of the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim Deed dated December 28, 1994 from Angelo Formosa, Jr. and wife, Carolyn Formosa of record in Book 9557, page 746. The said Angelo Formosa Family Limited Partnership now being known as Angelo Formosa Family Partnership, a Tennessee general partnership by Articles of Merger of record in Instrument No. 199912280307484, Register's Office for Davidson County, Tennessee.

TRACT 2

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mr. Salvatore J. Formosa and Mr. Angelo M. Formosa, a Resubdivision of The S.J. Formosa Property and the Angelo M. Formosa Property of record in Plat Book 8250, Page 425, amending Plat Book 5800, page 283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Angelo Formosa, Jr. , by Deeds from Annie Ruth Russell, a widow, of record in Book 2642, page 505, dated March 19, 1957 and from Angelo Formosa and wife, Katherine Formosa, of record in Book 2805, page 203, dated September 17, 1958 and further being all of the property conveyed to A. M. Formosa, III and Gina F. Brazil, Trustees of the Fabian Formosa Trust by Quitclaim Deed dated December 28, 1994 from Angelo Formosa, Jr. and wife, Carolyn Formosa of record in Book 9557, page 744 and further conveyed to Pinnacle National Bank, Successor Trustee f/b/o Fabian Formosa by Quitclaim Deed dated February 13, 2012 from Angelo Formosa, III, and Gina F. Brazil, Co-Trustees of The Trust f/b/o Fabian Formosa of record in Instrument No. 20120215-0013283 and Scrivener's Affidavit of record in Instrument No. 20190401-0029375, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 8250, Page 425, amending Plat Book 5800, page 283, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4168, page 940, and Book 4306, page 247, Register's Office for Davidson County, Tennessee. (3) Easements retained and an ingress and egress easement as set out in the closing of a Right-of-Way in Metropolitan Government of Nashville and Davidson County Bill No. 083-1206, filed in the County Court Clerk's Office. (4) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **3408-A Trimble Road, 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 GRANTEES that we, **Angelo Formosa Family Partnership, A Tennessee General Partnership** are lawfully seized and possessed of said **Tract 1** 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 **1st** day of **May, 2019.**

Angelo Formosa Family Partnership, a Tennessee General Partnership

By: Sole Class "A" Partner

Angelo M. Formosa, III, Sole Class A Partner
(thereby being vested with full management authority and control)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, 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 oath acknowledged himself to be **Class A Partner** of **Angelo Formosa Family Partnership**, the within named bargainor, a Tennessee General Partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by the said **Angelo M. Formosa, III** as **Class A Partner.**

Witness my hand, at office at Nashville, Tennessee, this **1st** day of **May, 2019.**

Notary Public **My Commission Expires:** 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property, known as **3406 Trimble Road, 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 GRANTEES that we, **Pinnacle Bank, Successor Trustee of The Trust f/b/o Fabian Formosa** are lawfully seized and possessed of said **Tract 2** 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 **1st** day of **May, 2019.**

Pinnacle Bank, Successor Trustee of The Trust f/b/o Fabian Formosa

By:

Robert Newman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Robert Newman** of **Pinnacle Bank,** the within named bargainor, the **Successor Trustee of The Trust f/b/o Fabian Formosa**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Successor Trustee** by the said **Robert Newman** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **1st** day of **May, 2019.**

Notary Public **My Commission Expires:** 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY