WARRANTY DEED

Karen Johnson
Batch# 311104
11/05/2019 08:47:11 AM
Fees: $18.00 Taxes: $2,220.00

Davidson County
DEEDWARR
3 pgs

20191105-0113955

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3rd Ave N strateG investments, LLC	New Owner	093-02-0-0-44.00
(NAME)	(NAME)	
4037 Camberly Street		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Formosa Family Joint Venture, a General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **3rd Ave N strateG investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 524 Third Avenue North Avenue North, Nashville, TN 37201
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 30th day of October, 2019.

FORMOSA FAMILY JOINT VENTURE

Nancy F Malone

By: Nancy F. Malone
Its: Partner

Sate of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy F. Malone, with whom I am personally acquainted and who, upon oath, acknowledged that she a General Partner of the Formosa Family Joint Venture, a General Partnership, the bargainor, and who acknowledged that she is authorized to execute this instrument on its behalf for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2019.

Notary Public
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County

Exhibit A

Land in Davidson County, Tennessee, being Part of Lot No. 19 on the Plan of the Original Town of Nashville described as follows: Beginning in the East margin of Third Avenue North formerly North College Street at Hammer's Northwest corner; and running Northwardly with said street, 46 feet and 9 inches more or less to Mrs. Page's Southwest corner, thence at right angles to said street Eastwardly with Mrs. Page's line 138 feet to an alley thence Southwardly with said alley 46 feet and 9 inches more or less to Hammer's Northeast corner and thence Westwardly with Hammer's line 138 feet to the beginning.

Being the same property conveyed to Formosa Family Joint Venture by deed from Joseph Formosa, Jr., a one-half undivided interest, James Jerome Formosa, Jr., a one-sixth undivided interest, Charles Benjamin Formosa, a one-sixth undivided interest and Nancy Elizabeth Formosa Malone, a one-sixth undivided interest, dated 02/25/2010, of record in Instrument No. 20100308-0017468, said Register's Office.