WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130043101 DEEDWARR
Recvd: 05/23/13 09:29 3 pgs
Fees:18.00 Taxes:370.00
20130523-0052073

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Hostettler and James A. Terrell C/O Hostettler Realty, LLC	New Owners	09302004500
(NAME) 421 East Iris Drive, Suite 300	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 Formosa Family Partnership, a Tennessee General Partnership, Rose M. Formosa Bromley, Loretta Jean Tippit Formosa, Pete Anthony Formosa Jr., Karla Maria Formosa, Karina Renea Formosa and Nicky Anthony Formosa**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hostettler Realty, LLC and James A. Terrell**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No.19 on the original town of Nashville, not of record, described as follows:

Beginning at a point on the easterly side of Third Avenue North, as widened, formerly College Street; 50 feet southerly from the southeast corner of Locust Street, and said Third Avenue North, Robert Elliott's southwest Corner; and running thence southerly, with the easterly side of said Third Avenue North, as widened, 30 feet more or less, to Dora Gleans' northwest corner; thence easterly, with her northern line, 119 1/2 feet, more or less, to an alley, thence northerly, with the westerly margin of said alley, 30 feet, more or less, to a point 50 feet southerly from the southerly side of Locust Street, Robert Elliott's southeast corner; and thence westerly with his southern line 119 1/2 feet, more or less to the beginning.

Being the same property conveyed to Angelo Formosa and wife, Katherine Formosa by Deed from Cleo W. Harris, an unmarried woman, dated 04/20/1939 and filed for record on 04/20/1939 in Book 1082, Page 670, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Formosa a one half undivided interest and Katherine Formosa, a one half undivided interest as tenants in common by Deed from Angelo Formosa and wife, Katherine St. Charles Formosa and J. Vaulx Crockett, Trustee, dated 05/04/1972 and filed for record on 08/10/1972 in Book 4626, Page 769, Register's Office for Davidson County, Tennessee.

The said Katherine Formosa died testate on 6/4/1984 devising subject property to Salvatore Formosa Sr., Angelo Formosa Jr., Pete Anthony Formosa and Rose Marina Formosa Bromley as Trustees as evidenced by the Last Will and Testament of Katherine Formosa filed in Docket No 75529, in the Probate Court Clerk's Office for Davidson County.

The said Angelo Formosa Sr. died testate on 5/25/1988 devising subject property to Salvatore Formosa Sr., Pete Anthony Formosa Sr., Angelo Formosa Jr. and Rose Marina Formosa Bromley as evidenced by the Last Will and Testament of Angelo Formosa Sr. filed in Docket No 91041, in the Probate Court Clerk's Office for Davidson County.

The said Pete Anthony Formosa Sr. died testate on 2/19/1990 devising subject property to Krista Regina Formosa Golden, Pete Anthony Formosa Jr., Karla Maria Formosa and Karina Renea Formosa as evidenced by the Last Will and Testament of Pete Anthony Formosa Sr. filed in Docket 95096, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Rose M. Formosa Bromley, Salvatore J. Formosa Sr., the Estate of Pete A. Formosa Sr. and Angelo Formosa Jr. by Deed from Angelo Formosa Jr., Salvatore J. Formosa Sr. and Rose M. Formosa Bromley, as Co-Executors of the Estate of Angelo Formosa Sr. and as the remaining Trustees under Article V of the Last Will and Testament of Katherine Formosa, dated 11/01/1991 and filed for record on 11/05/1991 in Book 8479, Page 515, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Formosa Family Limited Partnership by Deed from Angelo Formosa, Jr. and wife, Carolyn H. Formosa, dated 12/23/1994 and filed for record on 12/29/1994 in Book 9557, Page 756, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Angelo Formosa Family Partnership, a Tennessee general partnership by Deed from Krista Formosa Golden Lesch, dated 11/08/2001 and filed for record on 11/21/2001 in Instrument 200111210128205, Register's Office for Davidson County, Tennessee.

The said Salvatore J. Formosa Sr. died testate on 3/3/2007 devising subject property to Nicky Anthony Formosa as evidenced by the Last Will and Testament of Salvatore J. Formosa Sr. filed in Docket 07P457, in the Probate Court Clerk's Office for Davidson County and in Instrument 20080523005310l, said Register's Office.

Being the same property conveyed to Nicky Anthony Formosa by Deed from Michael M. Castellarin as Administrator of the Estate of Salvatore J. Formosa Sr., dated 12/21/2009 and filed for record on 12/22/2009 in Instrument 200912220116475, 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 **528 Third 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 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 22nd day of May, 2013.

Angelo Formosa Family Partnership, et al

By: Angelo M. Formosa, III, sole Class "A" PARTNER
Angelo M. Formosa, III, being the sole Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership.

Pete Anthony Formosa Jr.

Karla Maria Formosa

Nicky Anthony Formosa

Rose M. Formosa Bromley **

By: Rose M. Formosa Bromley by Richard Ray Hutchison, Jr. Attorney-in-Fact
Richard Ray Hutchison, Jr., Attorney-in-Fact

**Rose Marina Formosa Bromley and Rose M. Formosa Bromley being one and the same person.

Loretta Jean Tippit Formosa

Karina Renea Formosa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 **his** oath acknowledged **himself** to be the **sole Class "A" Partner** of the Angelo Formosa Family Partnership, a Tennessee General Partnership, one of the within named bargainors, a Partnership and that he as such Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Angelo M. Formosa, III, as such Class "A" Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22nd day of May 2013.

Commission Expires: 10-18-2016

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Richard Ray Hutchison, Jr.**, Attorney in Fact for **Rose M. Formosa Bromley****, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Rose M. Formosa Bromley under a recorded Limited Power of Attorney pursuant to which he has been authorized by the said Rose M. Formosa Bromley to execute this instrument on behalf of Rose M. Formosa Bromley.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22nd day of May 2013.

Commission Expires: 10-18-2016

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

E:33657WD

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 , **Loretta Jean Tippit Formosa,** one of the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2013.

Commission expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public

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 , **Pete Anthony Formosa, Jr.** , one of the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2013.

Commission expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public

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 , **Karla Maria Formosa,** one of the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2013.

Commission expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public

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 , **Karina Renea Formosa**, one of the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2013.

Commission expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public

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 , **Nicky Anthony Formosa,** one of the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2013.

Commission expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Notary Public

E:33657WD