WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

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
528 Third Avenue General Partners	**528 3rd Avenue Partners**	**09302004500**
(NAME) **528 Third Avenue North**	(NAME) **888 Third Street NW, Suite A**	
(ADDRESS) **Nashville, TN 37201**	(ADDRESS) **Atlanta, GA 30318**	
(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, **Hostettler Realty, LLC, a Tennessee Limited Liability Company, and James A. Terrell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **528 Third Avenue General Partners, a Tennessee General Partnership**, 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 Hostettler Realty, LLC, a Tennessee Limited Liability Company, and James A. Terrell, by Warranty Deed from the Angelo Formosa Family Partnership, a Tennessee General Partnership, and Rose M. Formosa Bromley, Loretta Jean Tippitt Formosa, Pete Anthony Formosa, Jr, Karla Maria Formosa, Karina Renae Formosa and Nicky Anthony Formosa, dated May 22, 2013, of record in Instrument No. 20130523-0052073, 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 (in acreage or square footage) 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.

BILL GARRETT, Davidson County
Trans:T20140078961 DEEDWARR
Recvd: 10/20/14 15:48 2 pgs
Fees:13.00 Taxes:740.00
20141020-0096742

Witness our hands this 15th day of October, 2014.

Hostettler Realty, LLC

By: _____
William R. Hostettler, Sr.
Its: Sole Member and President

_____
James A. Terrell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **William R. Hostettler, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member and President of **Hostettler Realty, LLC**, the within named bargainor, a limited liability company, and that he, as such Sole member and President executed the foregoing instrument for the purpose therein contained, by personally signing **Hostettler Realty, LLC** as its Sole Member and President.

Witness my hand and seal, this 15th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

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 **James A. Terrell**, 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 for the purposes therein contained.

Witness my hand and seal, this 15th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
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