BILL GARRETT, Davidson County
Trans:T20150046241 DEEDWARR
Recvd: 06/11/15 10:49 3 pgs
Fees:18.00 Taxes:370.00
20150611-0055321

WARRANTY DEED

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 18th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-5-18

(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., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelo M. Formosa III Exempt Trust	Angelo M. Formosa III Exempt Trust	08213034400
(NAME)	(NAME)	
724 Greeley Drive	724 Greeley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Nicky Anthony Formosa, Loretta Jean Tippit Formosa Individually and in the capacity of a named Co-Trustee in the Testamentary Trust of Pete Anthony Formosa, Sr., Pete Anthony Formosa Jr., Krista Regina Formosa Golden Lesch, Karla Maria Formosa, Karina Renea Formosa, and Richard Ray Hutchison, Co-Trustee of the Testamentary Trust of Pete Anthony Formosa, Sr. (Richard Ray Hutchison and Richard Ray Welker being one and the same)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelo M. Formosa III Exempt Trust**, 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:

Being the southerly part of Lot No. 36 on the Map of Balch and Whiteside's addition, as of record in Minute Book "D", Page 734, Circuit Court at Nashville, described as follows:

Beginning at a point on the easterly margin of 4th Avenue North, 219 feet 2 inches South of the Southeast intersection of said Avenue and Harrison Street, being the Southwest corner of a part of said lot conveyed to Marry and Katherine Formosa by deed from the American National Bank of record in Book 888, Page 653, Register's Office for said County; thence with Formosa's South line eastwardly parallel with the south line of Lot No. 36, 100 feet 6 inches to the Westerly margin of Criddle Street; thence with said margin of Criddle Street, southwardly 81 feet to a point in the line between Lots No. 36 and 37; thence with the same westwardly 100 feet 6 inches to a point in the easterly margin of 4th Avenue North' thence with said Avenue northwardly 81 feet to the point of beginning.

Being the same property conveyed to Angelo Formosa and wife Katherine St. Charles Formosa by Transfer dated 05/20/1944 from G. W. Taylor and wife, Rashel Taylor of record in Book 1285, Page 417, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Formosa and wife Katherine St. Charles Formosa, 1/2 undivided interest each, as tenants in common by Quit Claim Deed dated 05/04/1972 from Angelo Formosa and wife, Katherine St. Charles Formosa of record 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, Tennessee. The said Angelo Formosa Sr. died testate on 05/25/1988 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 Probate Court Clerk's Office for Davidson County, Tennessee.

The said Pete Anthony Formosa Sr. died testate on 02/19/1990 devising subject property to a Testamentary Trust for the use of and benefit of Krista Regina Formosa Golden, Pete Anthony Formosa Jr., Karla Maria Formosa and Karina Renea Formosa as beneficiaries, naming Loretta Jean Tippit Formosa and Richard Ray Welker as Co-Trustees, as evidenced by Last Will and Testament of Pete Anthony Formosa Sr. filed in Docket 95096, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Rose M .Formosa Bromley, Salvatore J. Formosa, Sr., Estate of Pete A. Formosa, Sr. and Angelo Formosa, Jr. (1/4 undivided interest each), as tenants in common by Quit Claim Deed

dated 11/01/1991 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 the Article V of the Last Will and Testament of Katherine Formosa of record in Book 8479, Page 520, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelo Formosa Family Limited Partnership (as to 1/4 undivided interest) by Quit Claim Deed dated 12/23/1994 from Angelo Formosa, Jr. and wife Carolyn H. Formosa of record in Book 9557, Page 756, Register's Office for Davidson County, Tennessee. The said Formosa Angelo Family Limited Partnership now being known as Angelo Formosa Family Partnership, a Tennessee general partnership by Articles of Merger filed in Instrument 199912280307484, said Register's Office.

The said Salvatore J. Formosa, Sr. died testate on 03/03/2007 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 filed in Instrument 200805230053101, see also Administrator's Quit Claim Deed dated 12/21/2009 from Michael M. Castellarin, as Administrator, c.t.a. of the Estate of Salvatore J. Formosa, Sr. of record 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 712 Fourth Avenue, Nashville, TN

(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 18th day of May, 2015.

Nicky Anthony Formosa

Loretta Jean Tippit Formosa, individually and in her capacity as Co-Trustee of the Pete Anthony Formosa, Sr. Testamentary Trust

Pete Anthony Formosa Jr.

Krista Regina Formosa Golden Lesch

Karina Renea Formosa

Karla Maria Formosa

Richard Ray Hutchison, being the same person as Richard Ray Welker, in his capacity as Co-Trustee of the Pete Anthony Formosa, Sr. Testamentary Trust

State of Tennessee
County of Davidson

Personally appeared before me Nicky Anthony Formosa, Loretta Jean Tippit Formosa, Pete Anthony Formosa Jr., Krista Regina Formosa Golden Lesch, Karla Maria Formosa, Karina Renea Formosa, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2015.

Notary Public
My Commission Expires: 7-2-18



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 Loretta Jean Tippit Formosa and Richard Ray Hutchison, being the same person as Richard Ray Welker, Co-Trustees of the the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Co-Trustees for the aforesaid Trust for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 7-2-18



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