BILL GARRETT, Davidson County
Trans:T20150070005 DEEDQC
Recvd: 08/19/15 14:00 3 pgs
Fees:17.00 Taxes:0.00
20150819-0083665

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
this 17 day of August, 2015.

NOTARY PUBLIC
My Commission Expires: 8/25/18

ADDRESS OF NEW OWNER:
GMS 2010 Properties, LLC
2043 Hunterwood Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Owner

Map/Parcel 13007012500

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Charles Benjamin Formosa, Trustee and Nancy Elizabeth Formosa Malone, Trustee of the trust created under the Last Will and Testament of Mary Frances Formosa ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **GMS 2010 Properties, LLC, ("Grantee"), their successors and assigns.**

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being lot No. 14 and the easterly one-half of Lot 15 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W.B. Southgate, Surveyor as follows:

Beginning on the northerly margin of Harding Place in the middle of Lot 15, said beginning point is the southeast corner of the property conveyed to Howard Miltenberger and wife,, by deed from Kate T. Sharber of record in Book 1316, page 696 Register's office for Davidson County, Tennessee; thence with Miltenberger's east line and the middle line of Lot 15 northwardly 350 feet to the southerly line of Lot 22; thence with the southerly line of Lots 22 and

23 eastwardly 150 feet to the common corner of Lots No. 13, 14 23 and 24; thence with the line between Lots No. 13 and 14, southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of said Harding Place, westwardly 150 feet to the point of beginning.

Being the same property conveyed to Nancy Frances Formosa, a one-half interest by deed from James Jerome Formosa of record in Book 2095, page 247 Register's office for Davidson County, Tennessee and by deed from James Jerome Formosa of record in Book 10344, page 969 Register's office for Davidson County, Tennessee. The said Mary Frances Formosa died vesting the property in James Jerome Formosa, Jr., Charles Benjamin Formosa and Nancy Elizabeth Formosa Malone, Trustees under the Trust created under the Last Will and Testament of Mary Frances Formosa of record as Docket No. 09P358 Probate Court for Davidson County, Tennessee. James Jerome Formosa, Jr., having since died leaving Charles Benjamin Formosa and Nancy Elizabeth Formosa Malone as the sole surviving Trustees.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Trust under the Last Will and Testament of Mary Frances Formosa

Charles B Formosa
Charles Benjamin Formosa, Individually

Charles B Formosa, Trustee
Charles Benjamin Formosa, Trustee

Nancy Elizabeth Formosa
Nancy Elizabeth Formosa, Individually

Nancy Elizabeth Formosa Malone
Nancy Elizabeth Formosa Malone, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Benjamin Formosa with whom I am personally acquainted, and who proved himself to be the Trustee of the Trust created under the Last Will and Testament of Mary Frances Formosa and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of August, 2015.

Notary Public

My Commission Expires: 8/25/18

BOB R. PARRETT, JR. NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Elizabeth Formosa Malone with whom I am personally acquainted, and who proved herself to be the Trustee of the Trust created under the Last Will and Testament of Mary Frances Formosa and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of August, 2015

Notary Public

My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Benjamin Formosa with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of August, 2015

Notary Public

My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Elizabeth Formosa Malone with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of August, 2015

Notary Public

My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY