BILL GARRETT, Davidson County
Trans:T20150084871 DEEDWARR
Recvd: 10/06/15 09:12 5 pgs
Fees:28.00 Taxes:185.00
20151006-0101497

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27812-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stephanie S. Fox 8210 Moore's Lane Brentwood, Tennessee 37027	New Owner	082-13-0-344-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANGELO FORMOSA FAMILY PARTNERSHIP, a Tennessee general partnership**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **STEPHANIE S. FOX**, (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of October, 2015.

ANGELO FORMOSA FAMILY PARTNERSHIP,
a Tennessee general partnership

Sole Class A

By: Angelo Partner

Angelo M. Formosa, III, Sole Class A Partner (thereby being vested with full management authority and control)

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within 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 oath, acknowledged himself to be Sole Class A Partner (thereby being vested with full management authority and control) of ANGELO FORMOSA FAMILY PARTNERSHIP, a Tennessee general partnership, and who further acknowledged that he, as such Sole Class A Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Sole Class A Partner for the said general partnership

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this
5th day of October, 2015.

Notary Public
My Commission Expires: 1.18.2019

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being an undivided 12.5% interest in the following described land:

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 Davidson County, Tennessee; 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.

The following includes a recital of the immediate history of the entire ownership:

Being the same property conveyed to Angelo Formosa and wife Katherine St. Charles Formosa by Deed 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 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 Angelo Formosa 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.

The said property was further conveyed to Angelo M. Formosa III Exempt Trust by Deed dated May 18th 2015 from 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) of record in Instrument No. 20150611-0055321, said Register's Office for said County. This being a 1/2 undivided interest in the said property.

The said Rose Marina Formosa Bromley conveyed her 1/4 undivided interest to Hostettler Realty, LLC, a Tennessee limited liability company by Warranty Deed dated September 24, 2015, of record in Instrument No. 20150925-0097703, Register's Office for Davidson County, Tennessee.

A 1/4 undivided interest remains in the name of Hostettler Realty, LLC, a Tennessee limited liability company, and a 1/4 undivided interest remains in the name of Angelo Formosa Family Partnership, a Tennessee general partnership, and a 1/2 undivided interest remains in Angelo M. Formosa, III, Trustee of The Angelo M. Formosa, III Exempt Trust U/W of Angelo M. Formosa, Jr. (Probate Case 10P-1754, Davidson County Probate Court.)

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 082-13-0-344-00 (p/o Lot 36).

2. Restrictive Covenants for the Phillips-Jackson Street Redevelopment District in Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.