Bok 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20160075269 DEEDQC
Recvd: 08/29/16 14:03 6 pgs
Fees:32.00 Taxes:0.00
20160829-0090252

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2016.

NICHOLE BRYANT NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

Notary Public

My commission expires: 4/24/18

Name and Address of New Owner:

712 4th Ave Partners
421 East Iris Drive, Suite 300
Nashville, TN 37204

Send Tax Bills To:

New Owner

Street Address of Subject Property:

712 4th Avenue North
Nashville, TN 37219

Map and Parcel:

082-13-0-344-00

QUITCLAIM DEED

FOR A CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **ANGELO M. FORMOSA III EXEMPT TRUST,** as to a fifty (50%) percent interest, **HOSTETTLER REALTY, LLC,** as to a twenty-five (25%) percent interest, **GINA FORMOSA BRAZIL,** as to a twelve and one half (12.5%) interest, **and STEPHANIE S. FOX,** as to a twelve and one half (12.5%) interest, hereinafter called "**GRANTORS,**" by these

presents, quitclaim, grant and convey unto **712 4TH AVE PARTNERS,** a general partnership, hereinafter called "**GRANTEE,**" its successors and assigns, all of their interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows:

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.

Being the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company, as to an undivided 25% interest, by Warranty Deed from Rose Marina Formosa Bromley of record in Instrument No. 20150925-0097703 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Gina Formosa Brazil as to a 12.5% undivided interest by Warranty Deed from Angelo Formosa Family Partnership, a Tennessee general partnership, of record in Instrument No. 20151006-0101501 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Stephanie S. Fox as to a 12.5% undivided interest by Warranty Deed from Angelo Formosa Family Partnership, a Tennessee general partnership, of record in Instrument No. 20151006-0101497 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Angelo M. Formosa III Exempt Trust as to a 50% undivided interest by Warranty Deed 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 Walker being one and the same) of record in Instrument No. 20150611-0055321 in the Register's Office for Davidson County, Tennessee.

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 3rd day of ~~July~~ August, 2016.

ANGELO M. FORMOSA III EXEMPT TRUST

By: _____, Trustee
Angelo M. Formosa III, Trustee

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 and who, upon oath, acknowledged himself to be Trustee of **ANGELO M. FORMOSA III EXEMPT TRUST,** and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Berry Hill Tennessee, this 3rd day of ~~July~~ August, 2016.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ROXANE GEILAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 6, 2020

HOSTETTLER REALTY, LLC

By: _____
William R. Hostettler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of **HOSTETTLER REALTY, LLC,** a Tennessee limited liability company, and that he as Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of ~~July~~ August, 2016.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/24/18

NICHOLE BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Gina Formosa Brazil

GINA FORMOSA BRAZIL

STATE OF Tennessee]
]
COUNTY OF Williamson]

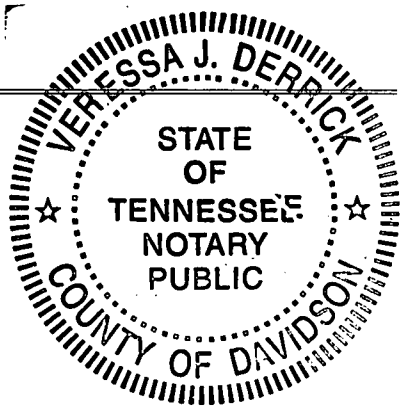
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GINA FORMOSA BRAZIL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 1st day of July, 2016.

Theresa J. Derrick

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/7/2017



STEPHANIE S. FOX

STATE OF TN]
]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEPHANIE S. FOX**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of August, 2016.

NOTARY PUBLIC

CHARLES P. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7/3/2017

MY COMMISSION EXPIRES
July 3, 2017

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