BILL GARRETT, Davidson County
Trans:T20170057805 DEEDWARR
Recvd: 07/06/17 14:49 5 pgs
Fees:28.00 Taxes:108.38
20170706-0068117

Box 44

**THIS INSTRUMENT PREPARED BY:**
WESLEY D. TURNER
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $29,291.67.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2017.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Angelo M. Formosa III<br>724 Greeley Drive<br>Nashville, TN 37205 | c/o Angelo Formosa<br>Family Partnership<br>324 Franklin Street<br>Clarksville, TN 37040 | 07107012400 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCE MARTIN FORMOSA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANGELO M. FORMOSA III, TRUSTEE OF THE ANGELO M. FORMOSA III EXEMPT TRUST**, hereinafter called the Grantee, his successors and assigns, **my 3.08333% undivided interest as**

**tenant in common** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of survey made by W. C. Love, Surveyor, dated September 9, 1961, as follows:

Beginning at the northeast intersection of Trinity Lane and Dickerson Road; thence along the east margin of Dickerson Road in a northerly direction, 202.54 feet to a nail and bottle cap; thence leaving said road, North 88 deg. 53 min. East 188.64 feet to an iron pin; thence South 12 deg. 43 min. West 207.35 feet to an iron pin in the northerly margin of Trinity Lane; thence with said Lane in a westerly direction 182.80 feet to the beginning.

Subject to easement for drainage crossing the northeasterly corner of the land described above as shown on said survey by W. C. Love

INCLUDED in the above description, but expressly EXCLUDED therefrom is that property of record in Book 3762, page 173, Register's Office for Davidson County, Tennessee, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as follows:

A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made by Barge, Waggoner & Sumner, Engineers, in April 1963, more particularly described as:

Beginning at a nail set in a bottle cap at the northeast intersection of Trinity Lane and Dickerson Road; thence with the margin of Dickerson Road, northerly around a curve having a radius of 3,779.83 feet, a distance of 29.89 feet to an iron pin; thence around a curve in a southerly and southeasterly direction, having a radius of 25 feet, a distance of 43.75 feet to an iron pin in the north margin of Trinity Lane; thence with the margin of said Lane, South 90 deg. West 29.80 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6066, page 189, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of the land in the 12$^{th}$, formerly 17$^{th}$ Civil District of Davidson County, Tennessee described as follows:

Beginning at a point, being the southeastern corner of property belonging to Angelo Sr., and Katherine Formosa; thence westerly along the existing northern right-of-way line of East Trinity Lane, 153.0 feet, more or less, to a point; thence northwesterly, with a curve to the right, of

radius 25 feet, for 43.75 feet, more or less, to a point, said point being the existing right-of-way corner of East Trinity Lane and Dickerson Pike; thence northeasterly along the existing eastern right-of-way line of Dickerson Pike, with a curve to the left of radius 3780.0 feet, for 40.38 feet, more or less, to a point; thence southeasterly, with a curve to the left of radius 50.0 feet, for 87.76 feet to a point; thence easterly in a straight line, for 121.48 feet, more or less, to a point on the common property line of Parcels 124 and 125 of Map 71-7; thence southwesterly along the common property line for 10.04 feet, more or less, to the point of beginning and containing therein an area of 2444.50 square feet, more or less.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that property conveyed to the State of Tennessee, of record in Instrument No. 200001210007146, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the existing margin of State Route 65, said point being 46.12 feet left to the State Route 65 proposed centerline station 20+406.689, thence with said existing margin having a curve right and northwesterly 17 feet more or less to a point; said point being 52.14 feet right of State Route 11 proposed centerline station 50+021.857; thence with the proposed margin of State Route 65 (1) North 89 deg. 59 min. 11 sec. East 7.24 feet (2) South 3 deg. 13 min. 30 sec. East 9.40 feet (3) South 23 deg. 33 min. 48 sec. West 7.24 feet to the point of beginning, containing 86 square feet.

Being the same property conveyed to Angelo Formosa, Sr., and wife, Katherine N. Formosa by deed from Shell Oil Company, a Delaware corporation, dated February 9, 1981, of record in Book 5736, page 575, Register's Office for Davidson County, Tennessee. The said Katherine N. Formosa predeceasing Angelo Formosa, Sr. The said Angelo Formosa, Sr., having since died May 25, 1988 and Angelo Formosa, Jr., Salvatore J. Formosa, Sr. and Rose M. Formosa Bromley, Co-Executors of the Estate of Angelo Formosa, Sr., conveyed fee simple title to:

18.5% to Salvatore J. Formosa, Sr..
18.5% to Rose M. Formosa Bromley,
30% to The Estate of Pete A. Formosa, Sr., and
33% to Angelo Formosa, Jr.

On December 23, 1994 Angelo Formosa, Jr. and wife, Carolyn H. Formosa conveyed their 33% undivided interest to Angelo Formosa Family Limited Partnership, of record at Book 9557, page 756, Register's Office for Davidson County, Tennessee.

Salvatore J. Formosa, Sr., having since died and by Administrator's Quitclaim Deed his 18.5% undivided interest was conveyed to: Nicky Anthony Formosa, Tony Michael Formosa, Vince Martin Formosa, Toni Tyanne Formosa, The Deno Mario Formosa Trust, c/o Richard Hutchison, Trustee and The Lindsay Nicole Formosa Trust c/o L. R. DeMarco, Trustee, of record in Instrument No. 20091211-0113388, Register's Office for Davidson County, Tennessee. Toni Tyanne Formosa has since died, title to her interest having vested in her children, Joseph Victor Formosa and Renee Feary Formosa, pursuant to her Last Will and Testament, probated in Case No. 16P2016, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which shall be paid by the tenant of the property.

2. Memorandum of Lease dated June 27, 1987, by and between Angelo Formosa, Sr., and White Castle System, Inc., of record in Book 7287, page 827, Register's Office for Davidson County, Tennessee.

3. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20080414-0037408, Register's Office for Davidson County, Tennessee.

4. Restriction set forth in Deed of record in Book 8479, page 530, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4015, page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2201 Dickerson Pike, Nashville, TN 37207.**

**TO HAVE AND TO HOLD** the percentage interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except as herein set forth.

**WITNESS** my hand this 16th day of June, 2017.

Vince Martin Formosa

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VINCE MARTIN FORMOSA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of June, 2017.

Notary Public

My Commission Expires: 11/05/19

ALISON N. HAYMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019