This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
FED Development, LLC
7305 Autumn Crossing Way
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP & PARCEL
72-5-1.00

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Willie Evelyn Shields,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **FED Development, LLC**, hereinafter called the GRANTEE, and its assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, page 91, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Willie Evelyn Shields or aka Willie Evely Shields by Quitclaim Deed dated from Randy Duane Shields, dated 9/25/06 and recorded 10/3/06 of record in Instrument No. 20061003-0122060, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2031 Oakwood Avenue, Nashville, Tennessee 37207.**

BILL GARRETT, Davidson County
Trans:T20130041410 DEEDWARR
Recvd: 05/17/13 13:37 3 pgs
Fees:18.00 Taxes:90.65
20130517-0050059

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, his heirs and assigns , forever, and, GRANTOR does 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **15th** day of **May, 2013.**

Willie Evelyn Shields

Willie Evelyn Shields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Willie Evelyn Shields**, the bargainor, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $24,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015