WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033047 DEEDWARR
Recvd: 05/13/14 10:43 2 pgs
Fees:13.00 Taxes:381.10

20140513-0040821

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $103,000.00.

Affiant

Subscribed and sworn to before me this 9 day of May, 2014.

Notary Public
My Commission expires: 8-23-2016
(Affix Seal)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gavin Oatley	New Owner	Map 71-15-0 Parcel 34.00
219 Lucile Street		
Nashville, TN 37207	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fed Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gavin Oatley and Mary Knox Hudson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 6920, page 135, ID Number 71-15-34, being known and designated as Lot Number 62 Map of Eastmoreland Place, being Shields Subdivision of the Gleaves Land, filed in Plat Book 161 at page 170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fed Development, LLC by Trustee's Deed dated March 26, 2013 from CitiFinancial Services, Inc. of record in Instrument Number 20130327-0029994, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, page 170 and Book 6920, page 135, Register's Office Davidson County, Tennessee.

This is improved property known as: **219 Lucile Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 9, 2014.

Fed Development, LLC

By Edward Fedorovich, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward Fedorovich, 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 Member (or other officer authorized to execute the instrument) of Fed Development, LLC the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212