BILL GARRETT, Davidson County
Trans:T20140034228 DEEDWARR
Recvd: 05/16/14 10:05 2 pgs
Fees:13.00 Taxes:162.80
20140516-0042124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 44,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2014

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FED DEVELOPMENT, LLC	**FED DEVELOPMENT, LLC**	**07009005200**
3222 CURTIS ST	**P.O. BOX 714**	
NASHVILLE, TN 37218	**NOLENSVILLE, TN 37135**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JONATHAN E. RICHARDSON and CARLA D. RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FED DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot Number Nine (9) on the Plan of H. E. Simpkins, Division of L. G. Curtis Lands, of record in Book: 547, Page: 39, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Curtis Street, the common front corners of Lots Nos. 8 and 9, said plan; thence, Northeastwardly with the dividing line between said lots, 250 feet to the southerly line of Lot No. 10 on said plan; thence, Northwestwardly with the line between Lots 9 and 10, 100 feet to the Northeast corner of the property conveyed by Mrs. Cassie Page by deed or record in Book: 2203; Page: 420, said Register's Office; thence, southwestwardly with the northeasterly line of the property conveyed by the above mentioned deed 250 feet, more or less, to the center of Curtis Street; thence, Northeastwardly along the center line of said street, 100 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN E. RICHARDSON AND WIFE, CARLA D. RICHARDSON, BY WARRANTY DEED FROM LARRY R. NEELY AND WIFE, JUDY GALE NEELY, DATED 03/08/2014 AND RECORDED ON 04/10/2014 IN INSTRUMENT NUMBER 20140410-0030035, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $39,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO LARRY R. NEELY AND WIFE, JUDY GALE NEELY, BY WARRANTY DEED FROM SARAH HEANETTE FLEMING, JOHANNA LYNN PARKER, BARBARA JOYCE MERICKLE AND JUDY GALE NEELY, DATED 09/23/1993 AND RECORDED ON 09/23/81993 IN BOOK 9089, PAGE 739, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3222 CURTIS ST, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 15th day of May, 2014.

JONATHAN E. RICHARDSON

CARLA D. RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JONATHAN E. RICHARDSON and CARLA D. RICHARDSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2014.

Notary Public

My Commission Expires: 1/20/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY