# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036292 DEEDWARR
Recvd: 05/23/14 11:05 2 pgs
Fees:13.00 Taxes:562.40
20140523-0044676

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of May, 2014

Notary Public
My Commission expires: 9/21/2014
(Affix Seal)

**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: |
|---|---|---|
| Paulette M. Faure | Farmington Mortgage, a Division of Capstar Bank | 071-08-0-291.00 |
| 439 Edwin Street | 2002 Richard Jones Road Suite 300A | |
| Nashville, TN 37207 | Nashville, TN 37215 | |

**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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paulette M. Faure, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Located in Davidson County, Tennessee, and being known and designated as all of Lot No. 87 on the Map of Joywood as shown on the plat of the same of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which specific plat reference is hereby made for a more particular description of said property and being generally described as follows:**

**Said Lot No. 87 fronts 48 feet on the northerly side of Edwards Avenue and runs back between parallel lines along the westerly margin of Jones Avenue, 175 feet to a dead line.**

**Being part of the same property conveyed to FED DEVELOPMENT LLC, a Tennessee limited liability company and LITCHFIELD REAL ESTATE LLC, a Connecticut limited liability company from Donald Calvin Fishburn by Warranty Deed on September 19, 2013, of record in Instrument Number 20130923-0099566, Register's Office for Davidson County, Tennessee. Said Litchfield Real Estate, LLC having since conveyed it's interest to Fed Development, LLC by Quitclaim deed dated May 6, 2014 and recorded in Instrument Number 20140523-0044675, 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 974, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: **439 Edwin 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 6, 2014.

**Fed Development, LLC**

**By Edward T. Fedorovich, Member**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Edward T. Fedorovich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **a 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 limited liability company as **Member** (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. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY