WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/14 15:17 4 pgs
Fees:23.00 Taxes:1295.00
20140602-0047448

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2014.

Notary Public

My Commission expires: 11-6-17 (Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Fed Development, LLC	New owner	All Map and Parcel numbers are next to the address in the legal description below.
7305 Autumn Crossing Way		
Brentwood, TN 37027		

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, **Sammy Lee Burnett, and wife, Brentda G. Burnett** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

434 E. TRINITY LANE, NASHVILLE TN: Map 071-08-0 Parcel 290.00:

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly 21 feet of Lot Number 89 on the Map of Joywood Subdivision as of record in Book 974, page 45, Register's Office for said County.

SAID Lot and part of part of said lot adjoin and front together 69 feet on the south side of Trinity Lane and run back between lines 177.75 feet, more or less, on the west line of part of Lot Number 89 and 178 feet on the east line of Lot No. 88 on the west margin of Jones Avenue to a dead line in the rear on which they measure 69 feet.

Included in the above description, but expressly excluded from the above description, property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6008, page 299, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING: at a point in the northwestern corner of property belonging to Audney Rhoten and wife, said point being common to parcel 289 on the map 71-8 as recorded in Book 5619, page 19, said Register's Office for Davidson County, Tennessee. Thence, easterly along the existing right-of-way line of East Trinity Lane bearing S. 84° by 01° 26" east, 69 feet, more or less, to a point; thence, southerly along the existing western right-of-way line of Jones Avenue, bearing S 3° 26' 34" west, 33.7 feet, more or less to a point; thence, with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence in a straight line, bearing north 84° 01' 26" west, 40.30 feet, more or less, to a point in the common property line of parcels 290 and 289 on map 71-8; thence along said property line, bearing north 3° 26' 34" east, 5 feet more or less, to the point of BEGINNING and containing an area of 518.60 square feet, more or less.

Being the same property conveyed to Sammy Lee & Brenda G. Burnett by Quitclaim Deed from Charles R. Matthews dated August 19, 1997 of record in Instrument Number 20140506-0038677, Register's Office for Davidson County, Tennessee.

3007 CLIFF DRIVE, NASHVILLE TN: Map 070-13-0 Parcel 97.00

A lot and land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows to wit:

Beginning on the southerly margin of Cliff Drive at a point 262 1/2 feet east of the center line of Hamilton Road, said point being the northeaster corner of the property conveyed to Ernest W. Vaughn and wife, by deed from Martha Latta Mills and husband, of record in Book 1390, page 544, Register's Office for said County; thence with said Drive, S. 58° E. 50 feet to Tillman Mills' northwest corner; thence with Mills' line, South 32° West, 345 feet to D. D. McPherson's northerly line; thence with McPherson's northerly line, North 58° W. 50 feet to the Vaughn's southeast corner; thence with Vaughn's easterly line, northwardly 345 feet to the beginning.

Being the same property conveyed to Sammy Burnett by Quitclaim Deed from Kevin Burnett and Brian Burnett of record in Instrument Number 20140509-0039907, Register's Office for Davidson County, Tennessee.

3009 CLIFF DRIVE, NASHVILLE TN: Map 070-13-0 Parcel 098.00

Land situated in the 23rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning on a southerly margin of Cliff Drive, 212.5 feet easterly from the center of Hamilton Road; running thence with the southerly margin of Cliff Drive, South 58° E. 50' to James Henry Mills' northwest corner; thence with Mills' westerly line, South 32° West 345 feet to D. D. McPherson's North line, North 58° West 50 feet to a point 212.5 feet easterly from the center of Hamilton Road, thence North 32° East 345 feet to the beginning.

Being the same property conveyed to Sammy L. Burnett by Warranty Deed dated 12/22/09 from Mary B. Mitchell, unmarried and George D. Mitchell, unmarried of record in Instrument Number 20091223-0116762, Register's Office for Davidson County, Tennessee.

3005A CLIFF DRIVE, NASHVILLE TN: Map 070-13-0 Parcel 163.00

Being Lot No. 2 on the Plan of the Final Plat Capital Hill Homes Subdivision, Section Two, of record in Plat Book 8250, page 443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Sammy Lee Burnett by Installment Deed dated 4/8/94 from Nathan Wall of record in Book 9306, page 785, Register's Office for Davidson County, Tennessee.

3005B CLIFF DRIVE, NASHVILLE TN: Map 070-13-0 Parcel 096.00:

Being Lot No. 1 on the Plan of the Final Plat Capital Hill Homes Subdivision, Section Two, of record in Plat Book 8250, page 443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Sammy Lee Burnett by Installment Deed dated 4/8/94 from Nathan Wall of record in Book 9306, page 785, Register's Office for Davidson County, Tennessee.

2140 BUENA VISTA PIKE, NASHVILLE TN: Map 070-13-0 Parcel 61.00

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee, and being the property conveyed to J. M. Hewitt, et ux DB 4053, page 82, Register's Office for Davidson County, Tennessee, being more accurately described according to a survey by Tommy E. Walker, TN Lic No. 1465, dated January 18, 1996 as follows:

Beginning at an iron pin in the southeasterly margin of Buena Vista Pike, said pin being located S. 36° 50' 49" W, 9.94 feet from a concrete monument marking the P.C. return curve to Cliff Drive; thence now leaving said margin S. 53° 02' 56" E. 164.00 feet to a set iron pin in the westerly line of Floyd C. Yarbrough in (DB 4389, page 518 RODCT); thence S. 58' 17" W. 54.99' to a set iron pin, thence N. 53° 02' 56" W. 163.99 feet to a set iron pin in the southeasterly margin of Buena Vista Pike; thence with said margin N. 36° 50' 49" E. 54.99' to the point of beginning.

Being the same property conveyed to Sammy L. Burnett by Warranty Deed dated 12/22/09 from George D. Mitchell, unmarried, of record in Instrument Number 20091223-0116760, Register's Office for Davidson County, Tennessee.

2142 BUENA VISTA PIKE, NASHVILLE TN; Map 070-13-0 Parcel 060.00

Land in Davidson County, Tennessee, being in the 13th formerly 23rd Civil District, described as follows:

Beginning at a point at the center of the intersection of Hamilton Road, formerly Buena Vista Pike, and Cliff Drive; thence southerly along the center line of Hamilton Road 70 feet to a point the northwest corner of the property conveyed to Mrs. Grace Gregory by deed of record in Book 3069, page 427, Register's Office for said County; thence easterly along Mrs. Gregory's lines 202.5 feet to a point; thence northerly along an old fence line 70 feet to a point in the center line of Cliff Drive; thence westerly along the center of Cliff Drive 202.5 feet to the point of beginning.

Being the same property conveyed to Sammy L. Burnett by Warranty Deed dated 12/22/09 from George D. Mitchell of record in Instrument Number 20091223-0116761, Register's Office for Davidson County, Tennessee.

These properties are 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.

RE: 434 E. Trinity Lane:

- Subject to all matters as shown on the Plan of record in Book 974, page 45, Register's Office for Davidson County, Tennessee
- Warranty Deed to Metropolitan Government of Nashville and Davidson County of record in Book 6008, page 299, Register's Office for Davidson County, Tennessee.

RE: 3007 Cliff Drive:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

RE: 3009 Cliff Drive

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

RE: 3005A Cliff Drive:

- Subject to all matters as shown on the Plan of record in Book 8250, page 443, Register's Office for Davidson County, Tennessee

RE: 3005B Cliff Drive:

- Subject to all matters as shown on the Plan of record in Book 8250, page 443, Register's Office for Davidson County, Tennessee

RE: 2140 Buena Vista Pike:

- Warranty Deed to Metropolitan Government of Nashville and Davidson County of record in Book 8148, page 326, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

RE: 2142 Buena Vista Pike:

- Warranty Deed to Metropolitan Government of Nashville and Davidson County of record in Book 8148, page 329, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4071, page 203, Register's Office for Davidson County, Tennessee.

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 30, 2014.

/s/ Sammy Lee Burnett
Sammy Lee Burnett

/s/ Brenda G. Burnett
Brenda G. Burnett

STATE OF TENNESSEE COUNTY OF DAVISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sammy Lee Burnett and Brenda G. Burnett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 30, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE