WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON (SM.)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $145,000.00.

Robin Edwards
Affiant

Subscribed and sworn to before me this 26th day of September, 2014

Kim Murray
Notary Public
My Commission expires: 3/25/18
(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:
Timothy G. Wingard	Regions Bank	071-11-139.00
326 Marshall Street	P.O. Box 2153	
Nashville, TN 37207	Birmingham, AL 35287-2520	

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 **Timothy G. Wingard, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of S.A. Buchanan's (erroneously referred to Buchanon's in prior deeds) Resubdivision of Lots Numbers 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of the Trinity Heights Addition, of record in Book 547, page 166 (erroneously referred to page 188 in prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fed Development, LLC, from Andy Maloney, Successor Trustee of the 326 Marshall Street Trust, by deed on May 13, 2014, of record in Instrument Number 20140515-0041568, 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 Book 547, page 188, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7915, page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as: **326 Marshall 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.

BILL GARRETT, Davidson County
Trans:T20140072760 DEEDWARR
Recvd: 09/29/14 10:17 2 pgs
Fees:13.00 Taxes:536.50
20140929-0089281

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 September 26, 2014.

Fed Development, LLC

By Edward T. Fedorovich, Managing 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 himself to be the Managing Member (or other officer authorized to execute the instrument) of Fed Development, LLC, the within named bargainor, a limited liability company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Fed Development, LLC as Managing Member.

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