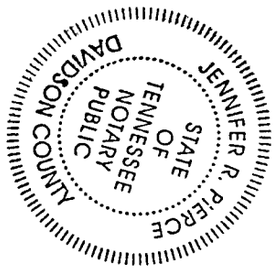
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 17th day of October 2014.

Notary Public
My Commission expires: 11-6-17
(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:
Fed Development, LLC	New owner	0711111008200
7305 Autumn Crossing Way		
Brentwood, TN 37027	,	

Davidson County DEEDWARR
Recvd: 10/22/14 13:54 2 pgs
Fees:13.00 Taxes:277.50
20141022-0097564

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, **Samuel Sims Jr. and Bernice Sims, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 100 feet of the easterly 300 feet of Lot Nos. 2 and 3, on the Map of Subdivision of Lot 6 of the William White Heirs Property, of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said parts of Lot Nos. 2 and 3 fronts 100 feet on the northerly side of Edith Street and runs back 362 feet more or less on the easterly line 360-2/3 feet, more or less, on the westerly line to the southerly line of Lot No. 1, measuring 100 feet thereon.

Being the same property conveyed to Samuel Sims Jr. and spouse Bernice Sims from William Rex Wehrman and spouse, Laurel Paulus Wehrman by Warranty Deed on June 16, 2010, of record in Instrument Number 20100617-0047055, 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 2015 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 332, Page 78, 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.

This is improved property known as: **321 Edith Avenue, 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 October 17, 2014.

Samuel R. Sims Jr.
Samuel Sims Jr.

Bernice K. Sims
Bernice Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel Sims Jr. and Bernice Sims** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 17, 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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY