WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/15 07:55 2 pgs
Fees:13.00 Taxes:610.50
20150210-0012034

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of February, 2015.

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:
Edward T. Fedorovich	New Owner	04313021200 (400 Maple Street) and 05201003800 (232 Harris Street)
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, **Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

400 Maple Street Madison, TN 37115:

Being the northerly part of Lot No. 1 and the westerly 2.5 feet of the northerly part of Lot No. 2 of Block "H", on the Map of Forest Park Subdivision, as shown on the plat of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said parts of said lots adjoin and front together 43.5 feet on the southerly side of Maple Street and run back between lines, 230 feet, more or less, on the easterly line of said part of Lot No. 2 and 222 feet, more or less, on the westerly line of said part of Lot No. 1 along the easterly margin of 4th Avenue, to a dead line in the rear measuring 42.5 feet thereon.

Being part of the same property conveyed to the Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership from Elizabeth Ann Hargis (also known as Ann F. Hargis) by Quitclaim Deed on February 22, 2006, of record in Instrument Number 20060302-0024556, Register's Office for Davidson County, Tennessee.

232 Harris Street Madison , TN 37115:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Crittenden Estate, Block B, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership from Jerry Mack Hargis by Quitclaim Deed on February 22, 2006, of record in Instrument Number 20060302-0024555, 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 843, Page 44, Register's Office for Davidson County, Tennessee. Parcel #04313021200.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee. Parcel #05201003800.

This is improved property known as: **400 Maple Street, Madison, TN 37115 and 232 Harris Street, Madison, TN 37115**

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 February 6, 2015.

Jerry Mack Hargis Family Limited Partnership

Jerry Mack Hargis

By: Jerry Mack Hargis, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Jerry Mack Hargis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Jerry Mack Hargis Family Limited Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 6th day of February, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

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