WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 10th day of July, 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:
Fed Development, LLC	New Owner	07111019700
7305 Autumn Crossing Way		
Brentwood, TN 37027		

Davidson County DEEDWARR
Recvd: 07/14/15 15:37 2 pgs
Fees:13.00 Taxes:518.00
20150714-0068693

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, **Juan P. Reyes Reyes, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC a Tennessee limited liability company**, it's successors and/or 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 northerly 100 feet of Lot No. 75 and the northerly 100 feet of the westerly one-half of Lot No. 64 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 75 and 64 front together 100 feet on the easterly side of Meridian Street and extend back 122 feet, more or less, on the southerly line and 126.3 feet, more or less, on the northerly line, with the southerly margin of an alley to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Juan P. Reyes Reyes from Donzaleigh Payne, unmarried, and Agnes Smith, unmarried by Warranty Deed on November 5, 2004, of record in Instrument Number 20041108-0134503, 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 161, Page 38, 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: **1503 Meridian 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 July 10, 2015.

Juan P Reyes by Reyes by Pedro Reyes as attorney in fact

Juan P. Reyes Reyes by Pedro Reyes as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Pedro Reyes, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Juan P. Reyes Reyes, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Juan P. Reyes Reyes, the bargainor(s), by the said Pedro Reyes, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of July, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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.

_____ My commission expires: 11-6-17
Notary's Signature