WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059258 DEEDWARR
Recvd: 07/21/15 09:31 2 pgs
Fees:13.00 Taxes:924.63
20150721-0071192

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$249,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of July, 2015.

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH 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:
Kimberly L. Hammers	SWBC Mortgage Corporation	071-08-0-292.00
437 Edwin Street	9311 San Pedro, Suite 100	
Nashville, TN 37207	San Antonio, TX 78216	

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, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly L. Hammers, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 86 on the Map of Joywood, as shown on the plat of the same of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description of said property and being generally described as follows: Said Lot No. 86 fronts 50 feet on the northerly side of Edwards Avenue and runs back between parallel lines 175 feet to a dead line.

Being part of the same property conveyed to FED DEVELOPMENT LLC, a Tennessee limited liability company and LITCHFIELD REAL ESTATE LLC, a Connecticut limited liability company from Donald Calvin Fishburn by Warranty Deed on September 19, 2013, of record in Instrument Number 20130923-0099566, Register's Office for Davidson County, Tennessee. Litchfield Real Estate LLC, a Connecticut limited liability company having since conveyed it's interest to Fed Development, LLC, a Tennessee limited liability company by quitclaim deed of record in Instrument Number 20150721-0071191 **, 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 974, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: **437 Edwin 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 17, 2015.

Fed Development, LLC

By Edward T. Fedorovich

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 Managing Member (or other officer authorized to execute the instrument) of Fed Development, LLC_, the within named bargainor, a limited liability company, and that such officer, 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

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE