WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103900 DEEDWARR
Recvd: 12/09/15 09:22 2 pgs
Fees:13.00 Taxes:795.50
20151209-0123777

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of December, 2015.

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
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:
Barry T. Gager	Movement Mortgage, LLC	072-09-0-052.00
3222 Curtis Street	841 Seahawk Circle	
Nashville, TN 37218	Virginia Beach, VA 23452	

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 **Barry T. Gager**, unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot Number Nine (9) on the Plan of H.E. Simkins, Division of L.G. Curtis Lands, of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Curtis Street, the common front corners of Lot Nos. 8 and 9, said plan; thence, Northeastwardly with the dividing line between said lots, 250 feet to the southerly line of Lot No. 10 on said plan; thence, Northwestwardly with the line between Lots 9 and 10, 100 feet to the Northeast corner of the property conveyed by Mrs. Cassie Paige by deed or record in Book, 2203, Page 420, said Register's Office; thence, southwestwardly with the northeasterly line of the property conveyed by the above mentioned deed 250 feet, more or less, to the center of Curtis Street; thence, Northeastwardly along the center line of said street, 100 feet to the point of beginning.

Being the said property conveyed to FED DEVELOPMENT, LLC from Jonathan E. Richardson and Carla D. Richardson by Warranty Deed on May 15, 2014, of record in Instrument Number 20140516-0042124, 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 2016 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 547, Page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3222 Curtis Street, Nashville, TN 37218**

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 December 7, 2015.

Fed Development, LLC

By Edward T. Fedorovich, 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 a Member of Fed Development, LLC, the within named bargainor, a limited liability company and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Fed Development, LLC as a Member.

Witness my hand, at office, this 7th day of December, 2015.

Notary Public My commission expires: 11-6-17

