WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/15 14:53 3 pgs
Fees:18.00 Taxes:277.50
20151209-0124052

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, **$75,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 4th day of December, 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	04313019600
1525 MaCaw Street		
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, **Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust Dtd. the 31st day of August 2015**, 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:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "G" of the Map of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 51.4 feet on the Southerly side of Maple Street and runs back between lines 235 feet on the Westerly line and 245 feet to the Easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Jerry Baker, Married from Jerry Mack Hargis Family Limited Partnership, a Tennessee Limited Partnership by Warranty Deed on February 15, 2008, of record in Instrument Number 20080219-0015819, Register's Office for Davidson County, Tennessee. Further conveyed to Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, Dtd. the 31st day of August, 2015, from Gerald E. Baker, (a/k/a Jerry Baker) and Wendy Lyn Baker by Quitclaim Deed on August 31, 2015, of record in Instrument Number 20150903-0090090, 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 843, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **326 Maple 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 December 4, 2015.

Gerald E. Baker and Wendy Lyn Baker, Trustees of
The 2015 Wendy and Jerry Baker Revocable Trust Dtd.
the 31st day of August 2015

By: Gerald E. Baker, Trustee

Gerald E. Baker and Wendy Lyn Baker, Trustees of
The 2015 Wendy and Jerry Baker Revocable Trust Dtd.
the 31st day of August 2015

By: Wendy Lyn Baker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gerald E. Baker, Trustee for the 2015 Wendy and Jerry Baker Revocable Trust Dtd. The 31st day of August, 2015 to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 4, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Wendy Lyn Baker, Trustee for the 2015 Wendy and Jerry Baker Revocable Trust Dtd. The 31st day of August, 2015 to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 4, 2015

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, Carl E. Dunphy, II, 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: 11-5-2018

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