WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/15 14:13 2 pgs
Fees:13.00 Taxes:303.40
20151211-0125000

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, **$82,000.00.**

Affiant

Subscribed and sworn to before me this 11th 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	04316001000
1525 McCaw 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, **Robert E. Marshall and wife, Jane G. Marshall,** 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:

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being Lot No. 16 and the southerly 16.66' of Lot No. 17 on the Plan of Block "B" MYATT EGAN SUBDIVISION as of record in Plat Book 1424, Page 107, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pipe located in the westerly right of way of Rio Vista Drive, being the northwest corner of Lot #17 on the plan of Block "B" of Myatt Egan Subdivision and being the southwest corner of this tract; thence North 05 deg. 00 min. 00 sec. East 66.01 feet to an iron pin (o); thence South 85 deg. 24 min. 00 sec. East 188.14 feet to an iron pin at a fence corner; thence with a fence, South 02 deg. 40 min. 46 sec. East 67.83 feet to an iron pin (o); thence North 85 deg. 01 min. 34 sec. West 197.20 feet to the point of beginning, containing 0.295 acres, more or less as per survey by C & K Surveyors, LLC, dated January 4, 2013.

Being the same property conveyed to Robert E. Marshall from Philip Kelly, Substitute Trustee, by Trustee's Deed on September 8, 2015, of record in Instrument Number 20150908-0090950, 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 1424, Page 107, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1759, Page 21, Register's Office for Davidson County, Tennessee.

This is improved property known as: **120 Rio Vista Drive, 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 11, 2015.

Robert E. Marshall

Jane G. Marshall

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert E. Marshall and Jane G. Marshall** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 11, 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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.