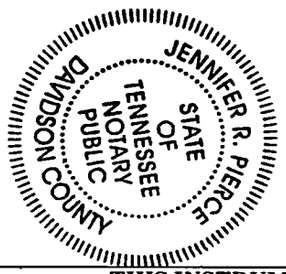
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$97,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 5th day of January, 2016

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	Map 071-11-0 Parcel 126.00
1525 McCaw Street		
Brentwood, TN 37027	,	

Davidson County DEEDWARR
Recvd: 01/07/16 16:19 3 pgs
Fees:18.00 Taxes:358.90
20160107-0001838

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, **Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012,** 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:

Being Lot No. 1 on the plan of Morefield Properties Inc, a Resubdivision of Part of Lots: #68 and #71 on the Plan of Trinity Heights Addition, of record in Book 8250, Page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe Claybon from New York as Successor to JPMorgan Chase Bank, National Association, as Trustee for the C-Bass Mortgage Loan Asset Backed Certificates, Series 2006-RP1 by Special Warranty Deed on March 19, 2008, of record in Instrument Number 20080508-0047404, Register's Office for Davidson County, Tennessee. Further conveyed to Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012 from Joseph Claybon and Barbara Claybon, husband and wife, by QuitClaim Deed on August 1, 2012, of record in Instrument Number 20131217-0127390, 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 8250, Page 648, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1601 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 January 5, 2016.

Joe
~~Joseph~~ **Claybon and Barbara Claybon**
Revocable Living Trust dated July 10, 2012

By: ~~Joseph~~ Claybon, Trustee
Joe

Joseph Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012

By: Barbara Claybon, 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 Joe Claybon, Trustee and Barbara Claybon, Trustee for the Joseph Claybon and Barbara Claybon Revocable Living Trust dated July 10, 201. 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 January 5, 2016

My commission expires 11-6-17

Notary Public



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