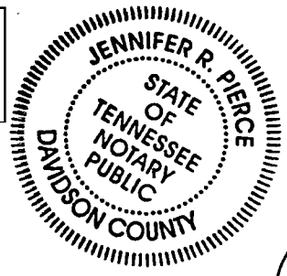
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/16 12:17 3 pgs
Fees:18.00 Taxes:222.00
20160217-0014979



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of February, 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	08111014100
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, **Lindsey Page Jr., Waymond Louis Everett Sr., Autumn Prather, Waymond Louis Everett Jr.**, 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. 37 on the map of Champion's Subdivision of record in Book 161, page 132, Register's Office for said County.

Said Lot fronts 50 feet on the westerly side of 21st Avenue North, and runs bac between parallel lines 154.5 feet more or less to an alley.

Being the same property conveyed to Lindsey Page and wife, Rosa Marie Page by Warranty Deed of record in Book 1560, page 222, Register's Office for Davidson County, Tennessee. Said Rosa Marie died on February 1, 2002 leaving Lindsey Page as the surviving tenant. Said Lindsey Page having since died and his heirs-at-law described by the Last Will and Testament of Lindsey Page, Sr., are Linda Page Everett and Lindsey Page, Jr. Said Last Will and Testament found in Case # 08P-636, Probate Court of Davidson County, Tennessee.

Said Linda Page Everett having since died on April 4, 2009 and her heirs at law are described in an Affidavit of Heirship describing her heirs as Waymond Everett, Sr., Autumn Prather and Waymond Everett, Jr. as shown of record in Instrument Number 20141204-0111349, Register's Office for Davidson County, Tennessee. The heirs at law also described in a Petition filed in Case No. 09P-930, Probate Division, 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 Book 161, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **1605 21st Avenue, Nashville, TN 37212**

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 February 11, 2016.

Lindsey Page Jr.

Waymond Louis Everett, Sr.
Waymond Louis Everett Sr.

Autumn Prather

Waymond Louis Everett, Jr.
Waymond Louis Everett Jr. by Waymond Louis Everett, Sr. as Attorney in Fact
By: Waymond Louis Everett, Sr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lindsey Page Jr., Waymond Louis Everett Sr., Autumn Prather** 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 February 11, 2016

My commission expires 11-5-2018

Notary Public

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

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Waymond Louis Everett, Sr., with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Waymond Louis Everett, Jr. the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Waymond Louis Everett, Jr. by the said Waymond Louis Everett, Sr., as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of February, 2016.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSFE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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