# WARRANTY DEED

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, **$48,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of April, 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 | SAME | 081-15-0-050.00 |
| 1525 McCaw Street | | |
| Brentwood, TN 37027 | | |

Davidson County DEEDWARR
Recvd: 04/21/16 11:41 2 pgs
Fees:13.00 Taxes:177.60
20160421-0038794

**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, **Stephen C. Taylor**, 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 Lot No. 99 in S.A. Champion's Subdivision, of record in Book 161, Page 132, of the Register's Office of Davidson County. Said Lot No. 99 fronts 50 feet on the westerly side of Champion Avenue and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to LeRoy McKelvey and wife, Willie McKelvey, by deed of record in Instrument Number 00001305-0000068, Register's Office of Davidson County, Tennessee. LeRoy McKelvey died intestate in 2000 survived by his wife, Willie McKelvey. Willie McKelvey died intestate in 2007 survived by her only children, namely Eula M. Scott, and her grandchildren, Renita L. Dorse and Sherita D. Edmondson, the only children of her daughter, Lena Gordon, who died in 1997. Further conveyed to Stephen Taylor from Eula M. Scott, Renita L. Dorse and Sherita D. Edmondson by QuitClaim Deed on May 22, 2012, of record in Instrument Number 20120522-0044265, Register's Office for Davidson County, Tennessee. Also see affidavits of heirship of record in Instrument Numbers** 20160421-0038792 **and** 20160421-0038793 **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 161, Page 132, Register's Office for Davidson County, Tennessee.
- This property has never been used as the Grantors residence.

This is improved property known as: **1511 22nd Avenue North, Madison, TN 37208**

**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 April 13, 2016.

**Stephen C. Taylor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen C. Taylor** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2016

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.