WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/16 09:11 2 pgs
Fees:13.00 Taxes:296.00
20160428-0041314

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, **$80,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 22nd 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	New Owner	082-07-0-192.00
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, **George M. Sherrell, unmarried,** 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. 16 on the Plan of Townwood Homes, Section 1 of record in Book 3106, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 19 feet on the easterly side of Joseph Street and runs back between parallel lines 136 feet to an alley in the rear.

Being the same property conveyed to Clinton Mitchell, Loar Mitchell, Lenora Sherrell, George M. Sherrell from John H. Otey, Jr., and wife, Betty Otey by Installment Deed on July 10, 1975, Register's Office for Davidson County, Tennessee. Further conveyed to George M. Sherrell from Clinton Mitchell by Quitclaim Deed on October 24, 1988, Register's Office for Davidson County, Tennessee. Further conveyed to George M. Sherrell and wife, Marcia E. Sherrell from George M. Sherrell by Quitclaim Deed on July 11, 1995, Register's Office for Davidson County, Tennessee. Further conveyed to George M. Sherrell, unmarried from Marcia E. Sherrell by Quitclaim Deed on May 24, 2004, 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 3106, page 147, Register's Office Davidson County, Tennessee.
- AFFIDAVIT OF HEIRSHIPS OF RECORD IN INSTRUMENT NUMBERS 20040528-0062874 AND 20040528-0062875, Register's Office for Davidson County, Tennessee.

This is improved property known as: **731 Joseph Avenue, 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 April 22, 2016.

George M. SHERRELL By Shawn A. Bowden AS Attorney In Fact

George M. ~~Sherrill~~ Sherrell by Shawn A. Bowden as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Shawn A. Bowden, 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 George M. ~~Sherrill~~ Sherrell, 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 George M. ~~Sherrill,~~ Sherrell the bargainor(s), by the said Shawn A. Bowden, as Attorney-in-Fact.

WITNESS my hand and seal, this 22nd day of April, 2016.

NOTARY PUBLIC My Commission Expires 11-6-17

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.