WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/16 16:17 2 pgs
Fees:13.00 Taxes:296.00
20160808-0082504



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.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of August, 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	071-11-0-096.00
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, **William Gene Brown, Sr. and Barbara A. Brown, Trustees of The Gene & Barbara Brown Living Trust, established by the Revocable Trust Agreement of William Gene Brown, Sr. and Barbara A. Brown, dated June 19, 2008,** 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:

314 Edith Avenue, Nashville, TN 37207:

Being the westerly 1/2 of Lot No. 45 on the Map of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being part of the same property conveyed to William Gene Brown, Sr. and Barbara A. Brown, Trustees of The Gene & Barbara Brown Living Trust, established by the Revocable Trust Agreement of William Gene Brown, Sr. and Barbara A. Brown, dated June 19, 2008 from William Gene Brown, Sr. and Barbara A. Brown by Warranty Deed by June 19, 2008, of record in Instrument Number 20080625-0065180, 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 38, Register's Office for Davidson County, Tennessee.

This is improved property known as: **314 Edith 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 August 5, 2016.

William Gene Brown, Sr. and Barbara A. Brown, Trustees of The Gene & Barbara Brown Living Trust, established by the Revocable Trust Agreement of William Gene Brown, Sr. and Barbara A. Brown, dated June 19, 2008

By: William Gene Brown, Sr., Trustee

By: Barbara A. Brown, 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 **William Gene Brown, Sr. and Barbara A. Brown, in their capacity as Trustees** 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 August 5, 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.