THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088810**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $882,700.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2016. Notary Public My Commission Expires: 1-10-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Edward Fedorovich and Kelly Fedorovich 4220 Franklin Pike Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-07-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Webster, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Fedorovich and Kelly Fedorovich, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of the 40 acre tract owned by May Overton Estate of record in Plat Book 421, page 162, Register's Office for said County, and described partially from a survey by the W.W. Turner Co. dated March 30, 1953 as follows:

Beginning at a point at the northeast corner of the intersection of Franklin Road and Overton Street, the southwest corner of Lot No. 5; thence with the easterly margin of Franklin Road, North 7 degrees 8' West, 175 feet, more or less, to a point; thence leaving said Franklin Road, eastwardly 500.2 feet to a point in the west line of Lot No. 9 on the Plan of Southmeade, Section II, as of record in Plat Book 2133, page 64, said Register's Office; thence with the west lines of Lots No. 9 and 8 on said Southmeade, Section II, South 7 deg. 26' east, 181.6 feet to a monument in the North margin of Overton Street (now closed), a corner of Lot No. 8; thence with the north margin of said Overton Street, westwardly 490 feet, more or less, to the point of beginning. Together with the northerly 25 feet of the closed and abandoned Overton Street abutting the southerly lot line of said property described above.

Being the same property conveyed to KEVIN WEBSTER and wife, SHERRYE WEBSTER by deed from ALAN ALSUP and wife, SUSAN ALSUP, of record in Instrument No. 20071031-0128347, dated October 30, 2007, said Register's Office. For further reference see Ordinance No. 84-6 of record in Instrument No. 20100901-0069578 and by Ordinance No. 08-8 of record in Instrument No. 20100901-0069577, said Register's Office. SHERRYE WEBSTER has since died on or about January 7, 2014, leaving KEVIN WEBSTER as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County DEEDWARR
Recvd: 08/24/16 08:15 3 pgs
Fees:18.00 Taxes:3265.99
20160824-0088319

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 132-07-0-008.00.

Davidson County taxes for 2015, Map-Par. 132-07-0-008.00, $6,629.60, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 162, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 560, page 106, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7322, page 332, said Register's Office.

This is improved property located at 4220 Franklin Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2016.

Kevin Webster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Webster, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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