BILL GARRETT, Davidson County
Trans:T20160081366 DEEDWARRSP
Recvd: 09/16/16 11:05 2 pgs
Fees:13.00 Taxes:103.60
20160916-0097573

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Annex Group, LLC	NEW OWNER	
P.O. Box 90680		069-03-0-012.00
Nashville, TN 37209		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Fed Development, LLC, a Tennessee Limited Liability Company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Annex Group, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 of Block DD on the Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 75 feet on the North side of Fairview Drive and runs back 200.6 feet on the West line and 206.8 feet on the East line to a dead line in the rear, on which it measures 75.2 feet.

Being the same property conveyed to Fed Development, LLC, a Tennessee limited liability company by Warranty deed from John T. Buggs of record in Instrument No. 20160223-0017239 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

This is UNIMPROVED property known as 3826 Fairview Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 15th day of September, 2016.

Fed Development, LLC

BY: _____
Edward T. Fedorovich, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Edward T. Fedorovich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Fed Development, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and official seal this the 15th day of September, 2016.

_____
Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**28,000.00**.

_____
Affiant

Subscribed and sworn to before me this 15TH day of September, 2016.

_____
Notary Public

My Commission Expires: March 3, 2020

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN