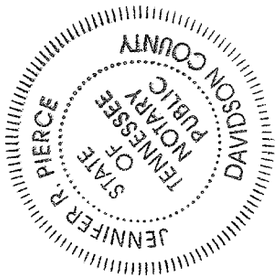
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 27th day of October, 2016.

Notary Public
My Commission expires: 1-6-17
(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:
Sheri Prosser	New Owner	081-15-0-050.00
P.O. Box 24		
Hermitage, TN 37076	,	

Davidson County DEEDWARR
Recvd: 10/31/16 14:40 2 pgs
Fees:13.00 Taxes:277.50
20161031-0114975

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, **Fed Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sheri Prosser**, her heirs 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 Fed Development, LLC, from Stephen Taylor, by deed on April 13, 2016, of record in Instrument Number 20160421-0038794, 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 2017 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 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 October 25, 2016.

Fed Development, LLC

By Edward T. Fedorovich, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward 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 Managing Member of Fed Development, LLC, the within named bargainor, a limited liability company, and that as such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Fed Development, LLC as Managing Member.

Witness my hand, at office, this 25th day of October, 2016.

Notary Public My commission expires: 11-6-14 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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