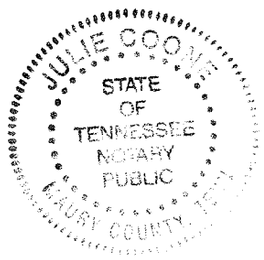
# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 12/21/16 11:32 2 pgs
Fees:13.00 Taxes:1072.63
**20161221-0134080**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$289,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 16th day of December, 2016

Notary Public
My Commission expires: 5-24-17
(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: |
|---|---|---|
| Christine T. Coleman | Farmington Mortgage, a Division of Capstar Bank | Map 0711109700 |
| 105 Tipperton Court | 2002 Richard Jones Road, Suite 300A | |
| Gallatin, TN 37066 | Nashville, TN 37215 | |

**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 **Christine T. Coleman and Benjamin J. Coleman, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 75 and the northerly 100 feet of the westerly one-half of Lot No. 64 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.**

**Said part of Lot Nos. 75 and 64 front together 100 feet on the easterly side of Meridian Street and extend back 122 feet, more or less, on the southerly line and 126.3 feet, more or less, on the northerly line, with the southerly margin of an alley to a dead line, measuring 100 feet thereon.**

**Being the same property conveyed to Fed Development, LLC, from Juan P. Reyes Reyes, by deed on July 10, 2015, of record in Instrument Number 20150714-0068693, 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 38, Register's Office Davidson County, Tennessee.

This is improved property known as: **1503 Meridian Street, 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 December 16, 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 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 president (or other officer authorized to execute the instrument) of Fed Development, LLC, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Fed Development, LLC as Member.

WITNESS my hand and seal at office the day and year above written.

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 DAVIDSON COUNTY, TENN.