WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,700.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 17th day of January, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Michael Ingram	New Owner	06016006800
120 Meridian Ct.		
Nashville, TN 37207		

Davidson County DEEDWARR
Recvd: 01/30/17 09:38 2 pgs
Fees:13.00 Taxes:309.69
20170130-0009417

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, Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Ingram**, his 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 Lot No. 39 on the Map of Capitol View Subdivision, as of record in Book 974, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the easterly side of Brunswick Drive and extends back 244.5 feet on the northerly line and 353.0 feet on the southerly line to a line in the rear measuring 220.0 feet thereon.

Being the same property conveyed to Fed Development, LLC, from Ronnie Atkins and wife, Charlotte Atkins, by deed on March 28, 2016, of record in Instrument Number 20160401-0030992, 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 974, Page 53, Register's Office Davidson County, Tennessee.

This is improved property known as: **2816 Brunswick Drive, 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 January 17, 2017.

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 the Member of Fed Development, LLC the within named bargainor, a limited liability company and that as 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, at office, this 18th day of January, 2017.

Notary Public

My commission expires: 1.6.17

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