WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$66,000.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2017.

Notary Public
My Commission expires: 11-10-17
(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:
Fed Development, LLC	New Owner	059-11-0-226.00
P.O. Box 714		
Nolensville, TN 37135	,	

Davidson County DEEDWARR
Recvd: 03/01/17 14:12 2 pgs
Fees:13.00 Taxes:244.20
20170301-0020373

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, **Ruth M. Green, Renee Minnis, and Marsha Fletcher**, hereinafter called the GRANTORS, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC**, it's successors and/or 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. 550 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ruth Minnis, a single woman from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin by Warranty Deed on December 14, 1971, of record in Book 4563, Page 127, Register's Office for Davidson County, Tennessee. Said Ruth Minnis (a/k/a Annie Ruth Hardin Southall) died intestate and was unmarried (widow) at the time of her death on June 5, 2010. Whereas, Ruth M. Green, Renee Minnis and Marsha Fletcher are the sole kin and only children of the said Ruth Minnis and described in an Affidavit of Heirship dated January 12, 2011 of record in Instrument Number 20110119-0004966 and by Affidavit of Heirship dated March 9, 2011 of record in Instrument Number 20110316-0020731, 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 4175, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4378, Page 976, Register's Office for Davidson County, Tennessee.

This is improved property known as: **633 Lane 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 February 22, 2017.

Ruth M. Green

Renee Minnis

Marsha Fletcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruth M. Green**, **Renee Minnis, and Marsha Fletcher**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 22, 2017

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
MONTGOMERY COUNTY, TENN.