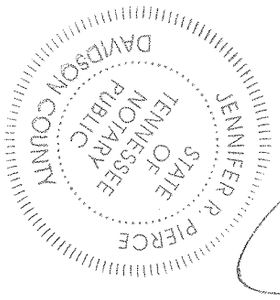
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$53,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of June, 2017.

Notary Public
My Commission expires: 11-6-17
(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:
Fed Development, LLC	New Owner	043-13-0-247.00
P.O. Box 714		
Nolensville, TN 37135		

Davidson County DEEDWARR
Recvd: 06/28/17 09:46 2 pgs
Fees:13.00 Taxes:196.10
20170628-0064904

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, **Joe Claybon, Trustee and Barbara Claybon, Trustee for the Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fed Development, LLC, a Tennessee Limited Liability Company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 71 on the plan of Madison Realty Company's Subdivision, of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 71 fronts 50 feet on the northerly side of Harris Avenue and runs back 107 feet on the easterly line and 110.5 feet on the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Joseph Claybon and wife, Barbara Claybon, by deed from Wells Fargo National Association, as Trustee, of record in Instrument Number 20051221-0152800, Register's Office for Davidson County, Tennessee. And further conveyed to Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2005 by Quitclaim Deed by Joseph Claybon and Barbara Claybon, husband and wife of record in Instrument Number 20131217-0127390, said Register's Office.

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 Book 547, page 164, Register's Office Davidson County, Tennessee.

This is improved property known as: **145 Harris Street, Madison, TN 37115**

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 June 21, 2017.

Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10, 2012

By: Joe Claybon, Trustee

By: Barbara Claybon, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Claybon and Barbara Claybon** 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 June 21, 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: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.