WARRANTY DEED

Bill Garrett Davidson County
Batch# 26285 DEEDWARR
11/16/2017 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20171116-0117744

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 2017.

Notary Public
My Commission expires: 11-5-2018
(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	Map 059-15-0 Parcel 170.00
P.O. Box 714		
Nolensville, TN 37135	,	

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, **Andrea J. Phifer, unmarried and Jason M. Powell, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 208 Haynes Manor Subdivision, Section II, of record in Book 3700, Page 614, Register's Office for said County.

Said Lot No. 208 being a corner Lot fronts 75 feet along the southwesterly margin of Cravath Drive, 80 feet along the northwesterly margin of Moorman's Arm Road, and 39.27 feet along the curving corner at the intersection of said streets and extends back between converging lines 105 feet on the northwesterly line and 100 feet on the southwesterly line to a point at the rear.

Being the same property conveyed to Monte D. Watkins, Trustee from Andrea J. Phifer and then to Andrea J. Phifer and Jason M. Powell from Monte D. Watkins Trustee by Quitclaim Deed on May 19, 2000, of record in Instrument Number 20000525-0052480, 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 2018 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 3700, Page 88, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4062, Page 443 and Book 4081, Page 854, Register's Office for Davidson County, Tennessee.

This is improved property known as: **648 Moormans Arm Road, 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 November 10, 2017.

Andrea J. Phifer by Andy Maloney as Attorney in Fact

Jason M. Powell by Andy Maloney as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Andrea J. Phifer, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Andrea J. Phifer, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of November, 2017.

NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Jason M. Powell, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jason M. Powell, the bargainor(s), by the said Jason M. Powell, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of November, 2017.

NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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

My commission expires: 5-3-2021