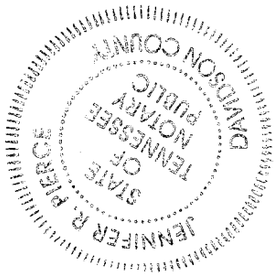
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$158,100.00.**

Affiant

Subscribed and sworn to before me this 12th day of April, 2018

Notary Public
My Commission expires: 6-8-21
(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:
Jamye Bowins Hardy	US Bank N.A.	Map 059-15-0 Parcel 170.00
648 Moormans Arm Road	3180 Rider Trail South	
Nashville, TN 37207	Earth City, MO 63045	

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 **Jamye Bowins Hardy, a single person** her 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. 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 Fed Development, LLC, from Andrea J. Phifer, unmarried and Jason M. Powell, unmarried, by deed on November 10, 2017, of record in Instrument Number 20171116-0117744, 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.

Bill Garrett Davidson County
Batch# 82920 DEEDWARR
04/19/2018 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $584.97
20180419-0037109

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 April 13, 2018.

Fed Development, LLC

By Edward T. Fedorovich

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 an Authorized Member of Fed Development, LLC., the within named bargainor, a limited liability company, and that as such Authorized Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Fed Development, LLC as Authorized Member.

Witness my hand, at office, this 13th day of April, 2018.

Notary Public My commission expires: 11-8-21

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 NOTARY PUBLIC DAVIDSON COUNTY, TENN.