WARRANTY DEED

Karen Johnson Davidson County
Batch# 194083 DEEDWARR
02/11/2019 01:04:30 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20190211-0012725

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of February 2019.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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:
Jason Griffith Robert Schenerlein	New Owner	092-04-0-170.00
1017 Southside Court		
Nashville, TN 37203		

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Griffith and Robert Schenerlein**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the Plan of Bainbridge Resubdivision of Lots 77, 78, 79, 80, 101, 102, 103 & part of 104 Thomas Harding's Plan, of record in Book 2330, Page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fed Development, LLC, from Rosezella Lisa Nathan Kindall and David Eli Nathan, by Warranty Deed on October 13, 2014, of record in Instrument Number 20141021-0097027, 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 2019 and subsequent years, plus any penalties and interest which may accrue but are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 164, Register's Office for Davidson County, Tennessee.

This is improved property known as: **908 14th Avenue North, Nashville, TN 37208**

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 6, 2019.

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 managing Member for 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 6th day of February, 2019.

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, Hal E. Wilson, III, 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: 1/8/22

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY