WARRANTY DEED

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fed Development, LLC	Fed Development, LLC	43-13-0 -213.00
(NAME) 4220 Franklin Pike	(NAME) New Owner	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Regina D. King, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fed Development, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 48 feet 10 inches front and 47 1/2 feet near the northerly part of Lot No. 2 Block "E" of the plan of Forest Park Subdivision at Madison , Tennessee, of record in Plat Book 843, page 44, Register's Office for said County, to which plan reference in hereby made for a more complete description.

Being the same property conveyed to Regina D. King by Warranty Deed from William R. White dated April 16, 2016 of record in Instrument Number 20160429-0042144, Register's Office for Davidson County, Tennessee.

2019 property taxes and subsequent years a lien, but not yet due and payable.

All matters found of record on a Plan of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 408 Maple Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 259745 **DEEDWARR**
07/22/2019 08:41:32 AM 2 pgs
Fees: $13.00 Taxes: $320.05

20190722-0071275

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 18th day of July, 2019.

Regina D King

State of Tennessee
County of Davidson

Personally appeared before me Regina D. King, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2019.

Notary Public
My Commission Expires: 11-8-21

File No.: 201907039

