WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FED Development, LLC a Tennessee limiited liability company	FED Development, LLC a Tennessee limiited liability company	121-00-0-176.00
(NAME) 4220 Franklin Pike	(NAME) 4220 Franklin Pike	Karen Johnson Davidson County Batch# 606966 **DEEDWARR** 04/05/2021 02:51:28 PM 2 pgs Fees: $13.00 Taxes: $703.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	20210405-0044277
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Faith D. Francis,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **FED Development, LLC a Tennessee limiited liability company**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the plan of the land of Abraham Waggooner, deceased as of record in Minute Book I, Page 305 County Court for said County, described according to a survey made by L.C. Petty, Surveyor, March 4, 1967 as follows:

Beginning on the northerly margin of Pulley Road at the intersection of the same, and a point in the eastern boundary line of the property conveyed to Thomas Hardy Dye and wife or record in Book 1286, Page 230, Register's Office of said County; thence with said Dye's eastern boundary line north 3 degrees, 42' east 784 feet to an iron pin; thence south 87 degrees 55' east 531.8 feet to an iron pipe; south 3 degrees 40' west 743.8 feet to the northerly margin of Pulley Road; thence with the same north as degrees 30' west 308.2 feet and south 83 degrees, 20' west 264.5 feet to the beginning containing 10.04 acres, more or less.

Being the same property conveyed to Faith D. Francis by Quit Claim Deed from The Elizabeth B. Campbell Testamentary Trust, dated 12/26/2012 and recorded 01/23/2013, of record in Instrument 201301230007268, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 0 Pulley Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of April, 2021.

Faith D. Francis

Faith D. Francis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faith D. Francis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2021.

Notary Public:

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075