BRIDGE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11088-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $544,996.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 609178 DEEDWARR
04/07/2021 10:02:47 AM 2 pgs
Fees: $13.00 Taxes: $2,016.49
20210407-0045670

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Grice and Viviana Grice 1037 Zophi Street Nashville, TN 37216	Same as New Owner	072-06-3O-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fed Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Grice and Viviana Grice, a married couple**, hereinafter called the Grantee(s), his/her/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 Unit B as described in the Declaration of Covenants, Conditions and Restrictions for Townhomes on Thomas, and as shown on Plat attached as Exhibit C to said Declaration of record in Instrument No. 20181030-0107568, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being a portion of the property conveyed to Fed Development, LLC, by Special Warranty Deed, dated August 24, 2012, from Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-2 By Carrington Mortgage Services, LLC, as attorney-in-fact, of record in Instrument No. 20120906-0080729, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1037 Zophi Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2021.

GRANTOR:

Fed Development LLC, a Tennessee Limited Liability Company

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Fed Development, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2021.

_____
Notary Public
My Commission expires: 1/3/2025

