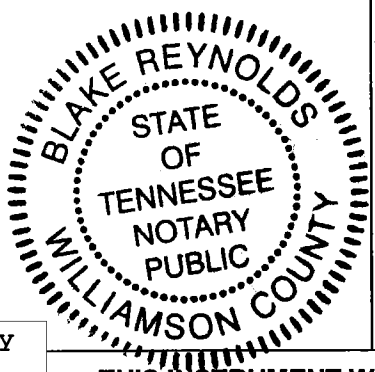
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Loree Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May 2021.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 647256 DEEDWARR
06/01/2021 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20210601-0073343

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FED DEVELOPMENT LLC, a Tennessee limited liability company	FED Development LLC	081-12-0-380
(NAME) 1415 10th Avenue North	(NAME) 4220 Franklin Pike ~~P.O. Box 714~~	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37204 ~~Nolensville, TN 37135~~	
(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 **Pamela Kirkpatrick, Dorline Taylor, Heirs at Law of the estate of Erbie Kirkpatrick, Jr., Margaret Kirkpatrick, Loree Beard, Leah Williams, Heirs at Law of the estate of Luther Kirkpatrick AND Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade, Fannie Coleman, Heirs at Law of the estate of Mildred Wade, deceased,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **FED DEVELOPMENT LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Being the northerly 40 feet of Lot No. 128 on the Map of McGavock's Addition to the Town of Nashville, as of record in Book 21, Page 23, Register's Office for said County, said part of said lot fronts 40 feet on the westerly side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Erbie Kirkpatrick and wife, Fannie Mai Kirkpatrick by Deed from R.O. Mallernee and i.e., Julia L. Mallernee and Jack J. Cohen and wife Bessie D. Cohen, dated 11/19/1952 and recorded 11/24/1952 of record in Book 2101, Page 578, Register's Office for Davidson County, Tennessee.

The said Erbie Kirkpatrick died on 12/21/1984, leaving the said Fannie Mai Kirkpatrick the sole surviving tenant by the entirety.

The said Fannie Mai Kirkpatrick died intestate on 08/11/2010, leaving the said Pamela Kirkpatrick and Dorline Taylor, heirs at law of the estate of Erbie Kirkpatrick, Jr., Luther Kirkpatrick, Mildred Wade and as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20210209-0018152, Register's Office for Davidson County, Tennessee.

The said Luther Kirkpatrick died intestate on 01/19/2015, leaving the said Margaret Kirkpatrick, Loree Beard and Leah Williams as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20210209-0018152, Register's Office for Davidson County, Tennessee.

The said Mildred Wade died intestate on 12/08/2016, leaving the said Deborah Crutcher, Dorthea Wade, Alice Dean, Angelia Flenoy and Fannie Coleman, as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20210209-0018152, 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 ☒ 1415 10th Avenue North, Nashville, TN 37208

(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 5 day of May 2021.

Pamela Kirkpatrick, Dorline Taylor, Heirs at Law of the estate of Erbie Kirkpatrick, Jr., Margaret Kirkpatrick, Loree Beard, Leah Williams, Heirs at Law of the estate of Luther Kirkpatrick AND Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade, Fannie Coleman, Heirs at Law of the estate of Mildred Wade, deceased

Loree Beard

Loree Beard

Margaret Kirkpatrick by Loree Beard AIF

Margaret Kirkpatrick by Loree Beard her Attorney-in-Fact

Leah Williams by Loree Beard AIF

Leah Williams by Loree Beard her Attorney-in-Fact

Pamela Kirkpatrick by Loree Beard AIF

Pamela Kirkpatrick by Loree Beard her Attorney-in-Fact

Dorline Taylor by Loree Beard AIF

Dorline Taylor by Loree Beard her Attorney-in-Fact

Deborah Crutcher by Loree Beard AIF

Deborah Crutcher by Loree Beard her Attorney-in-Fact

Alice Dean by Loree Beard AIF

Alice Dean by Loree Beard her Attorney-in-Fact

Angelia Flenoy by Loree Beard AIF

Angelia Flenoy by Loree Beard her Attorney-in-Fact

Dorthea Wade by Loree Beard AIF

Dorthea Wade by Loree Beard her Attorney-in-Fact

Fannie Coleman by Loree Beard AIF

Fannie Coleman by Loree Beard her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Loree Beard , with whom I an personally acquainted (or who proved to me her identity on the basis of satisfactory evidence) an who, upon oath, acknowledged that she executed the within instrument on behalf of Pamela Kirkpatrick, Dorline Taylor, Margaret Kirkpatrick, Leah Williams, Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade and Fannie Coleman, for the purposes therin contained, and who further proved to me that she is the Attorney-in-Fact for Pamela Kirkpatrick, Dorline Taylor, Margaret Kirkpatrick, Leah Williams, Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade and Fannie Coleman, and is authorized by Pamela Kirkpatrick, Dorline Taylor, Margaret Kirkpatrick, Leah Williams, Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade and Fannie Coleman, to execute this instrcument on their behalf.

Witness my hand and Official seal this 5th day of May 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

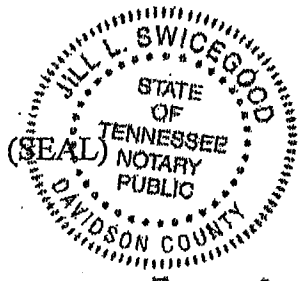
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900