WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2022.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 809432 **DEEDWARR**
02/22/2022 12:11:03 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220222-0019924

J-FD-22-2132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fed Development, LLC	**New Owner**	
(NAME)	(NAME)	**070-13-0-065.00**
4220 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **SOUTHERN LEGACY COMPANIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 2th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at an iron pin in the Southeasterly margin of Buena Vista Pike, said pin being located South 36 degrees 50 minutes 49 seconds West, 194.93 feet from a concrete monument marking the P. C. of a return curve to Cliff Drive; thence now leaving said margin South 53 degrees 02 minutes 56 seconds East, 163.71 feet to a set iron pin in the westerly line of Floyd C. Yarbrough in (Deed Book 4389, page 518 RODCT); thence South 36 degrees 58 minutes 17 seconds West, 120.00 feet to a set iron pin in the Northeasterly line of Joe F. Goodfred in (Deed Book 5584, Page 424 RODCT); thence with said Goodfred North 53 degrees 02 minutes 56 seconds West 163.45 feet to a set iron pin in the Southeasterly margin of Buena Vista Pike; thence with said margin North 36 degrees 50 minutes 49 seconds East, 120.00 feet to the point of beginning, containing 19,629 square feet, more or less, according to survey of Tommy E. Walker, RLS No. 1465, dated January 18, 1996.

Being the same property conveyed to John F. Smith, all right, title and interest by Quitclaim Deed from Joe T. Goodfred of record in Instrument No. 20211104-0147558 Register's Office for Davidson County, Tennessee, dated October 30, 2021 and recorded on November 04, 2021.
Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

Being the same property conveyed to Southern Legacy Companies, LLC, A Tennessee Limited Liability Company from John F. Smith, Married from Warranty Deed of Record in Instrument No.: 20220222-0019923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Buena Vista Pike, Nashville, Tennessee 37218**.

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), their heirs and 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), 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 hand(s) this the 15th DAY OF FEBRUARY, 2022.

Southern Legacy Companies, LLC

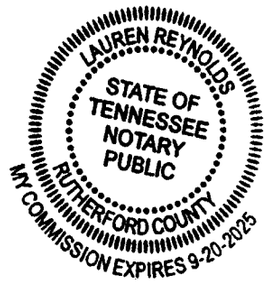
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SOUTHERN LEGACY COMPANIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212