# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061144 DEEDWARR
Recvd: 07/18/16 08:51 2 pgs
Fees:13.00 Taxes:351.50
20160718-0073227

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Funez Realty Investment, LLC, a Tennessee limited liability company** | **OWNER** | **Map 092-06-0 Parcel 170.00** |
| **1008A Villa Pl** | | |
| **Nashville, Tennessee 37212** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**S. S. Fouche as Trustee of the Clare Family Trust U/A/D May 22, 2007**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Funez Realty Investment, 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 Lots Nos. 8 and 9, Block C, on the Plan of Fisk University Place, of record in Book 421, Page 5, said Register's Office.**

**Said Lots Nos. 8 and 9 front together 50 feet on the southerly margin of Clare Street and extend back between parallel lines 177 feet to a dead line.**

**Included in the above description, but excluded herefrom is a portion of the property conveyed to the State of Tennessee by judgment decree in the Third Circuit Court, Davidson County, Tennessee, Docket No. A-4938, of record in Book 4214, Page 494, said Register's Office.**

**Being the same property conveyed to S. S. Fouche as Trustee of the Clare Family Trust dated May 22, 2007, by Deed dated May 23, 2007 from Leland D. Watts, married, of record in Instrument No. 20070524-0062226, Register's Office for Davidson County, Tennessee.**

**James W. Southerland, as member of Millenium Group, LLC, sole and 100% owner of the Clare Family Trust, joins in the conveyance for the purpose of releasing any and all rights they may have in and to the above described property,**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Page 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for current year prorated and assumed by Grantee.**

This is improved (__x__) Unimproved (____) property, known as **2821 Clare Ave, Nashville, Tennessee 37209**

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 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 hand(s) this **15th** day of **July, 2016.**

S S Fouche Trustee

**S. S. Fouche as Trustee of the Clare Family Trust dated May 22, 2007**

**Millenium Group, LLC**

BY: James W Southerland for the Millennium Group LLC

**James W. Southerland, member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **S. S. Fouche as Trustee of the Clare Family Trust dated May 22, 2007,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2016.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James W. Southerland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Millennium Group, LLC,** a Tennessee limited liability company, and that he, being authorized to do so executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **James W.Southerland** as **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2016.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17