BILL GARRETT, Davidson County
Trans:T20160061222 DEEDWARR
Recvd: 07/18/16 09:48 2 pgs
Fees:13.00 Taxes:269.73
20160718-0073305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Funez Realty Investment LLC, a Tennessee limited liability company	Funez Realty Investment LLC (NAME)	10504008400
1008A Villa Place (ADDRESS)	1008A Villa Place (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dan Bloodworth, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 35 FEET OF LOTS 460 AND 461 ON THE PLAN OF MURRAY AND CLAIBORNE ADDITION TO SOUTH NASHVILLE, OF RECORD IN BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING ON THE WESTERLY MARGIN OF LEWIS STREET AT A POINT 105 FEET NORTH OF THE NORTHERLY MARGIN OF TRIMBLE STREET; THENCE WITH THE WESTERLY MARGIN OF LEWIS STREET NORTHWARDLY 35 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 80 FEET TO THE CORNER OF LOTS NOS. 461 AND 462; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 35 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MARGARET B. JOHNSON BY DEED FROM ROBERT BOYLE, TRUSTEE, OF RECORD BE BOOK 2202, PAGE 414, R.O.D.C., TENNESSEE; THENCE WITH JOHNSON'S (FORMER BRADLEY'S) NORTHERLY LINE, EASTWARDLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAN BLOODWORTH BY DEED FROM CITI MORTGAGE, INC, BY ITS DULY AUTHORIZED ATTORNEY IN FACT, NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY D/B/A FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), OF RECORD IN INSTRUMENT NO. 20091109-0103458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8 Lewis St, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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. 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 14th day of July, 2016.

Dan Bloodworth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Bloodworth, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 1A
Goodlettsville, TN 37072