BILL GARRETT, Davidson County
Trans:T20160061896 DEEDWARR
Recvd: 07/19/16 10:15 2 pgs
Fees:13.00 Taxes:1305.73
20160719-0074061

WARRANTY DEED

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$352,900.00**

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2016.

Notary Public

My commission expires: 10/2/17

(AFFIX SEAL)

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
Kristin McCord	Guaranty Trust	**Map 081-07-0 Parcel 125.00**
2013 10th Avenue North	316 Robert Rose Dr.	
Nashville, TN 37208	Murfreesboro TN 37129	

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,

Funez Realty Investment, LLC, a Tennessee limited liability company

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

Kristin McCord, unmarried

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 part of Lot No. 12 on the Plan of Owens Buena Vista Lots, as of record in Deed Book 15, Pages 10 and 11, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 10th Avenue North, formerly Crooked Street, at the northeast corner of a part of said Lot No. 12 conveyed to W. C. Atkinson, et ux, by deed from Elizabeth Coen, et al, as of record in Book 386, Page 291, said Register's Office; thence with said Avenue northwardly 45 feet to the southeast corner of part of said Lot No. 12 conveyed to George V. Stamps by deed from H. C. Frost as of record in Book 874, Page 614, said Register's Office; thence with said Stamps southerly line westwardly 128 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 45 feet to the northwest corner of said Atkinson property; thence with the northerly line of same eastwardly 128 feet, more or less, to the beginning.

Being all of the same property conveyed to David Funez Mendez and Junlan Jiang, husband and wife, by Deed dated December 22, 2014 from Valencia Douglas and Alice Williams of record in Instrument No. 20141230-0118888, and further conveyed to Funez Realty Investment, LLC by Quitclaim Deed dated February 1, 2016 from David Funez Mendez and Junlan Jiang, husband and wife, of record in Instrument No. 20160223-0017107, and further conveyed to Southern Land Acquisitions, Inc., a Nevada Corporation, as Trustee by Quitclaim Deed dated February 23, 2016 from Funez Realty Investment, LLC, a Tennessee limited liability company, of record in Instrument No. 20160224-0017637, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated April 15, 2016 to Funez Realty Investment, LLC, a Tennessee limited liability company, from Southern Land Acquisitions, Inc., a Nevada Corporation, as Trustee, of record in Instrument No. 20160616-0060982, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Deed Book 15, Pages 10 and 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by Grantee.

This is improved (__X__) Unimproved (____) property, known as **2013 10th Avenue North, Nashville, TN 37208**

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 12 day of **July, 2016.**

Funez Realty Investment, LLC

BY: David Funez
David Funez Mendez, Member

BY: Junlan Jiang
Junlan Jiang, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Funez Mendez and Junlan Jiang** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members** of **Funez Realty Investment, LLC**, a Tennessee limited liability company, the within named bargainor, and that they, 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 **David Funez Mendez and Junlan Jiang** as **Members.**

Witness my hand and official seal at Nashville, Tennessee, this 12 day of **July, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.