Davidson County DEEDWARR
Recvd: 07/26/16 07:51 3 pgs
Fees:18.00 Taxes:480.63
20160726-0076578

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 129,900.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

J. ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires: DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Funez Realty Investment, LLC	**NEW OWNERS**	**034-14-0-053.00**
319 Aurora Ave.		
Madison, TN 37115		

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

Floyd Vinson, Administrator of the Estate of Audrey S. Vinson

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 Lot No. 54 on the Plan of Stanley Heights, as of record in Book 3300, page 74, said Register's Office, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Audrey S. Vinson by deed from Robert L. Bowington, II et ux, Vivian Elaine Bowington, dated July 10, 1986 of record in Book 6916, page 959, Register's Office for Davidson County, Tennessee. Audrey S. Vinson died intestate on 12/26/13 leaving Floyd A. Vinson, Caprice Truett, and Katrina Truett as her sole heirs at law. Reference made to IN RE; Estate of Audrey S. Vinson, No. 14P793, Probate Court for Davidson County, Tennessee. By Order entered on 6/29/16 IN RE; Estate of Audrey S. Vinson, No. 14P793, Probate Court for Davidson County, Tennessee. , the Estate of Audrey S. Vinson was adjudged to be insolvent, and Floyd Vinson, Administrator of same, was ordered to sell the real property hereinabove described.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 319 Aurora Avenue, Madison, TN 37115.

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 in 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.

Floyd Vinson, Administrator of the Estate of Audrey S. Vinson

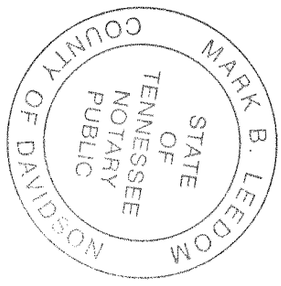
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Floyd Vinson** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Adminstrator of the Estate of Audrey S. Vinson and that he is authorized to execute this instrument on its behalf by his/her/their self as such Administrator.

Witness my hand, at office, this 14th day of July, 2016.

Notary Public

My Commission Expires: 9/14/17



True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

