WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$85,000.00** Affiant Subscribed and sworn to before me, this the 21st day of October, 2016. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160093464 DEEDWARR
Recvd: 10/24/16 09:47 2 pgs
Fees:13.00 Taxes:314.50
20161024-0111899

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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 co.**	**OWNER**	**Map 081-11-0 Parcel 512.00**
1008A Villa Pl.		
Nashville, TN 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 for The Fourteenth Avenue Family Trust U/A/D September 14, 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 the Southerly 50 feet of Lot No. 202 on the Plan of D.T. McGavock and Others Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 202 fronts 50 feet on the easterly side of 14th Avenue North formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to S.S. Fouche, as Trustee for The Fourteenth Avenue Family Trust, by Special Warranty Deed from The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trústee, of record in Instrument No. 20071024-0125733, Register's Office for Davidson County, Tennessee.

James W. Southerland, as member of Millennium Group, LLC, sole and 100% owner of The Fourteenth Avenue 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.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 21, Page 41, 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 which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1618 14th 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 **21st** day of **October, 2016.**

S.S. Fouche, as Trustee for The Fourteenth Avenue Family Trust dated September 14, 2007

Millennium Group, LLC

BY: _____
James W. Southerland, member

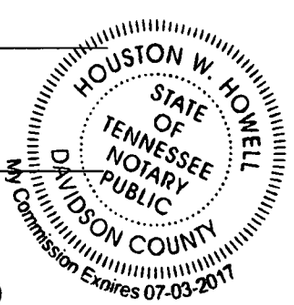
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **S.S. Fouche, as Trustee for The Fourteenth Avenue Family Trust dated September 14, 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 **21st** day of **October, 2016.**

_____
Notary Public

My Commission Expires:_____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, 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 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 within instrument for the purposes therein contained, by signing the name of the limited liability company by said **James W. Southerland** as **Member**.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **October, 2016.**

_____
Notary Public

My Commission Expires:_____

