WARRANTY DEED

STATE OF California
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$317,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 04/15/2021

(AFFIX SEAL)

SEUNG H. KIM
Notary Public – California
Los Angeles County
Commission # 2191919
My Comm. Expires Apr 15, 2021

Bill Garrett Davidson County
Batch# 72778 DEEDWARR
03/23/2018 03:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,174.75
20180323-0027746

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Jill Furlong	Volunteer Mortgage Inc	072-04-0-288.00
(Name)	(Name)	
1421 Janie Ave	One Vantage Way #E240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAD AVE ENTERPRISES, INC.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JILL FURLONG*** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*a single woman

LAND in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 24 and the northerly 33 feet of Lot No. 25, Block "D", Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 66 feet on the easterly side of Janie Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to MAD AVENUE ENTERPRISES, INC, by deed from DY CONSTRUCTION, INC., of record in Instrument No. 20171109-0115812, dated November 8, 2017, said Register's Office.

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.

Executed by my hand this 19TH Day of March 2018.

MAD AVE ENTERPRISES, INC.

By: _____
Madison Merritt
President

STATE OF California

COUNTY OF Los Angeles

Before Me, a Notary Public for the above stated County and State, do hereby certify that MADISON MERRITT as INCORPORATOR OF MAD AVE ENTERPRISES, INC. personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such INCORPORATOR of MAD AVE ENTERPRISES, INC.

Witness my hand and official seal, this the 19th Day of March, 2018.

_____
Notary Public

My Commission Expires: 04/15/2021

SEUNG H. KIM
Notary Public - California
Los Angeles County
Commission # 2191919
My Comm. Expires Apr 15, 2021

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020