WARRANTY DEED

Karen Johnson Davidson County
Batch# 208230 DEEDWARR
03/21/2019 09:14:18 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190321-0025575

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2019.

Notary Public

My commission expires: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-TRE-19-2821

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hemalini Williams	new owner	**Map 092-06-0 Parcel 170.00**
2821 Clare Avenue		
Nashville, Tennessee 37209		

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

Hemalini Williams, a single woman

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 Lots Nos. 8 and 9, Block C, on the Map of Fisk University Place, of record in Book 421, Page 5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 8 and 9 front together 50 feet on the southerly margin of Clare Street and extend back between parallel lines 177 feet to a dead line.

Included in the above description, but excluded herefrom is a portion of the property conveyed to the State of Tennessee by judgment decree in the Third Circuit Court, Davidson County, Tennessee, Docket No. A-4938, of record in Book 4214, Page 494, said Register's Office.

Being the same property conveyed to Funez Realty Investment, LLC, a Tennessee limited liability company, by Deed dated July 15, 2016 from S. S. Fouche as Trustee of the Clare Family Trust U/A/D May 23, 2007, of record in Instrument No. 20160718-0073227, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 5, 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 **2821 Clare Avenue, Nashville, Tennessee 37209**

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 **15th** day of **March, 2019.**

Funez Realty Investment LLC, a Tennessee limited liability company

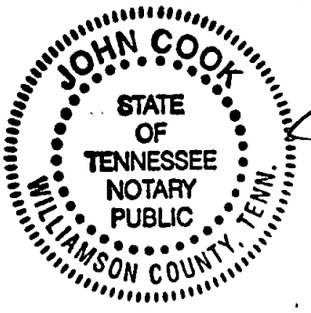
BY: David Funez Mendez

David Funez Mendez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, personally appeared **David Funez Mendez,** 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 **Funez Realty Investment, 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 **Funez Realty Investment, LLC, a Tennessee limited liability company** as **Member**.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2019.**



Notary Public

My Commission Expires: 1/17/21