WARRANTY DEED

Karen Johnson Davidson County
Batch# 209774 DEEDWARR
03/25/2019 03:19:28 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190325-0026915

KATE NYGUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019.

Notary Public

My commission expires:

(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
Barry Rigby **Mayanne Downs**	New owners	**Map 081-11-0 Parcel 512.00**
1618 14th Avenue North		
Nashville, TN 37208		

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 ACKNOWL- EDGED, 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

Barry Rigby and Mayanne Downs, both unmarried as Tenants in Common

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 Funez Realty Investment, LLC, a Tennessee limited liability company, by Deed dated October 21, 2016 from S. S. Fouche, as Trustee for the Fourteenth Avenue Family Trust U/A/D September 14, 2007, of record in Instrument No. 20161024-0111899, 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 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**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-AR-1618

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.

Witness its hand by its duly authorized officer this **22nd** day of **March, 2019.**

Funez Realty Investment, LLC, a Tennessee limited liability company

By: David Funez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, personally appeared David Funez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself/themselves to be the Member(s) of **Funez Realty Investment, LLC, a Tennessee limited liability company**, and that he/she/they, 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(s)**.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **March, 2019.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21