Box 14

Karen Johnson Davidson County
Batch# 214751 **DEEDWARR**
04/08/2019 08:52:37 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190408-0031429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/1/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FUNEZ REALTY INVESTMENT LLC	**SAME**	**093-16-0-097.00**
(NAME) **1008-A VILLA PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212-2309**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FARRAH DIONE YOUNG, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being the easterly 115 feet of Lot No. 170 on the Map of Maury and Claiborne Addition to Nashville of record in Plat Book 21, pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 35 feet on the westerly side of Maury Street and extends back between parallel lines, along the southerly margin of Fain Street, formerly Spring Street 115 feet to a dead line.

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 115 feet of Lot 171 on the Map of Maury and Claibome Addition to Nashville of record in Plat Book 21, pages 84 and 85, Register's Office for said County.

Said part of said lot fronts 35 feet on the westerly side of Maury Street and extends back between parallel lines 115 feet to a dead line.

Being the same property conyeyed to SAUL JENKINS AND WIFE, CAROL JENKINS, by deed from SYBIL MCCROSKY, UNMARRIED, of record in Instrument No. 20061115-0142089, dated November 13, 2006, and Scrivener's Affidavit in Instrument No. 20130730-0079296, said Register's Office.

Being the same property conveyed to CAROL JENKINS, A MARRIED PERSON, by quitclaim deed from SAUL JENKINS, JR., A MARRIED PERSON, A/K/A SAUL JENKINS, of record in Instrument No. 20110708-0052414, dated June 28, 2011, said Register's Office.

Being the same property conveyed to FARRAH DIONE YOUNG, by quitclaim deed from CAROL JENKINS, of record in Instrument No. 20170216-0016132, dated September 5, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 21, Page 84; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **76 MAURY STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of April 2019.

FARRAH DIONE YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Farrah Dione Young,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2019.

My commission expires: **May 2, 2022**

Notary Public

