WARRANTY DEED

Karen Johnson Davidson County
Batch# 271017 DEEDWARR
08/14/2019 08:41:36 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190814-0080873

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**

David Funez
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2019.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC 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: **Funez Realty Investment, LLC, a Tennessee limited liability company**	Send Tax Bills To: Owner	Map-Parcel Numbers **Map 136-13-0 Parcel 046.00**
1008 A Villa Place		
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,

Tammy L. Andrews, unmarried

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 Lot No. 96 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tammy L. Andrews, unmarried, by Deed dated October 31, 1997 from George Frank Poole, III and wife, Betsy S. Poole, of record in Book 10672, Page 275, Register's Office for Davidson County, Tennessee. The sale of the subject property has been approved pursuant to proceedings filed in the United States Bankruptcy Court for the Middle District of Tennessee under Case No. 3:17-06481.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3600, Pages 87 and 88, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Restrictive Covenants contained in instrument of record in Book 3836, Page 23, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **530 Rural Hill Road, Nashville, TN 37217**

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 **13th** day of **August, 2019.**

Tammy L Andrews

Tammy L. Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tammy L. Andrews,** the within named seller, 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 Nashville, Tennessee, this **13th** day of **August, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21