WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2019.

Notary Public

My commission expires: 3/11/23

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner 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:	Send Tax Bills To:	Map-Parcel Numbers
Crystal Rene Limbaugh **Thomas Jeremy Fowler**	New owner	**Map 133-11-0 Parcel 140.00**
3812 Valley Ridge Dr.		
Nashville, TN 37211		

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 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

Crystal Rene Limbaugh and Thomas Jeremy Fowler, wife and husband

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. 160 on the Plan of Valley View Meadows, Section Two of record in Plat Book 3600, Page 60, 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 Funez Realty Investment, LLC, a Tennessee limited liability company, by Deed dated May 6, 2019 from Matthew M. Pearson and wife, Delinda L. Pearson, of record in Instrument No. 20190509-0043420, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3600, Page 60, 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 3770, Page 60, Register's Office for Davidson County, Tennessee. Said Restrictions are not applicable to portions thereof that have already expired. (3) Articles of Organization of Funez Realty Investment, LLC, of record in Instrument No. 20151113-0115489, said Register's Office. (4) 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 **3812 Valley Ridge Drive, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 282205 DEEDWARR
09/06/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190906-0090271

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 **5th** day of **September, 2019.**

Funez Realty Investment, LLC, a Tennessee limited liability company

By: David Funez
David Funez Mendez, Member

By: Junlan Jiang
Junlan Jiang, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David Funez Mendez and Junlan Jiang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Funez Realty Investment, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by themselves, as such Members.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **September, 2019.**



Notary Public

My Commission Expires: 4/8/21

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

LISSA CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY