STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Corylyn S. Priest
Affiant

Subscribed and sworn to before me, this 21st day of November, 2019.

Colleen Walters
Notary Public

My commission expires: 5/9/23

(Notary Stamp) COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 324204 DEEDWARR
12/04/2019 08:44:37 AM 7 pgs
Fees: $38.00 Taxes: $536.50
20191204-0124741

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Group d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Funez Realty Investment, LLC, a Tennessee limited liability company	**New Owner**	**093-16-0-112.00**
215 Forrest Park Rd		
Madison, TN 37116		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Frankie Henry, Minnie Fletcher, Kenneth Keeling, Loretta Keeling Boyd, Hosea Cabknor, Rodney Cabknor, Buford Barbee, Shronda Bradford, Torri Moore, and Trent French, being all of the heirs of the Estate of Johnnie Elizabeth Keeling, and Terra Keeling as the sole devisee of the Estate of William James Keeling

(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, Tennessee, described as follows, to-wit:

BEING Parts of Lot No. 112 and 113 on the Plan of Maury and Claiborne Addition to Nashville of record in Plat Book 21, Page(s) 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts on Maury Street, and is located on the East side of said street, having a frontage of 37 feet, and running back between parallel lines 165 feet to an alley.

Being the same property conveyed to Gay Lisa Levine Trustee by Quitclaim Deed from Kenneth Keeling, an unmarried person of record in Book 7876, page 177, Register's Office for Davidson

County, Tennessee, dated June 14, 1989, and within the same deed the said Gay Lisa Levine, Trustee conveyed his interest in the subject property to Johnnie Keeling, an unmarried person; the said Johnnie Keeling, also known as Johnnie Elizabeth Keeling, having since died intestate on September 16, 2007, a resident of Davidson County, Tennessee, survived by her heirs at law, Frankie Henry, Minnie Fletcher, Kenneth Keeling, Loretta Keeling Boyd, Hosea Cabknor, Rodney Cabknor, William James Keeling, Buford Barbee, Shronda Bradford, Tori Moore, and Trent French, as evidenced in Case No. 18-11-1-II in the Chancery Court for the Twentieth Judicial District, Davidson County, State of Tennessee, and by Affidavits of Heirship being recorded simultaneously herewith.

The said William James Keeling, son of the said Johnnie Elizabeth Keeling died on October 10, 2010, and by Order for Muniment of Title and by his Last Will and Testament, of record in Docket No. 19P-1945, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, and of record as Instrument Numbers 20191107-0115142 and 20191107-0115143, in the Register's Office for Davidson County, Tennessee, respectively, the said William James Keeling devised his interest in the subject property to his surviving spouse, Terra Keeling.

This is improved property known as **93 Maury Street, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21 day of November 2019.

Frankie Henry

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, Frankie Henry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21 day of November 2019.

Minnie Fletcher

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, Minnie Fletcher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21 day of November 2019.

Kenneth Keeling

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, Kenneth Keeling, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November 2019.

Loretta Keeling Boyd

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, Loretta Keeling Boyd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November, 2019.

Hosea Cabknor

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, Hosea Cabknor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: 12-7-20

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November, 2019.

Rodney Cabknor

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, Rodney Cabknor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: 12-7-20

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November, 2019.

Terra Keeling

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, Terra Keeling, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: 12-7-20

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November, 2019.

Buford Barbee

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, Buford Barbee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: 12-7-20

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21 day of November, 2019.

Sharonda Bradford

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, Sharonda Bradford, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21 day of November 2019.

Tori Moore

TM Tori Moore

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, Tori Moore, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

KB

Witness my hand and official seal this 21 day of November 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF I have hereunto executed this instrument on this the 21st day of November, 2019.

TRENT FRENCH

Trent French

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, Trent French, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of November 2019.

Notary Public
My Commission Expires: May 9, 2021

SolomonParks File No. 19-000222-528

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY