Karen Johnson Davidson County
Batch# 449529 DEEDWARR
08/04/2020 12:35:23 PM 2 pgs
Fees: $13.00 Taxes: $406.63
20200804-0086137

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Funez Realty Investment LLC.
215 Forest Park Road
Madison, Tennessee 37115

SEND TAX BILL TO:
Same

MORTGAGEE
Same
,

MAP 093
GROUP 16
PARCEL 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CH & CH LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 in Maury T. Claiborne's Addition to Nashville, Tennessee, a Plan of which is recorded in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot 144 fronts 35 feet on the East side of Lewis street and runs back 110 feet, more or less, to an alley.

Being the same property conveyed to CH & CH LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, dated January 16, 2020 and filed of record January 30, 2020 in Instrument No. 20200130-0011167, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Maury T. Claiborne Addition, of record in Book 21, Pages 84-85, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 93 Lewis Street, Nashville, Tennessee 37210.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Funez Realty Investment LLC., a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 27th day of July, 2020.

CH & CH LLC., a Tennessee Limited Liability Company

By: Eric Sox, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member** of **CH & CH LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Eric Sox,** and that he as such **Authorized Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee Limited Liability Company** as such .

WITNESS my hand and official seal at office this 27th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $109,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY