(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

Karen Johnson Davidson County
Batch# 538730 **DEEDWARR**
2/21/2020 10:31:16 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20201221-0150935

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Poora Properties GP 117 Vaughns Gap Road Nashville, TN 37205	New Owner	082-04-0-188.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fu Money Partners, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Poora Properties GP**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew P. Torres by Warranty Deed from Jerry M. Larson and wife, Judy R. Larson, dated 03/29/2016 and recorded 04/08/2016, of record in Instrument 201604080033831, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Fu Money Partners, a Tennessee general partnership by Quitclaim Deed from Andrew P. Torres of record in Instrument No. 20201221-0150934 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 881 Sharpe Avenue, Nashville, TN 37206

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/our hand(s) this the 18th day of December, 2020.

Fu Money Partners, a Tennessee General Partnership

BY: _____
Andrew Torres, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Torres, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Partner of Fu Money Partners, a Tennessee General Partnership , the within named bargainor, a general partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Andrew Torres as such Partner.

Witness my hand and official seal, this the 18th of December, 2020.

_____
Notary Public

My Commission Expires: 3/7/2023

(SEAL)