Box 14

File 34322-8

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 589245 DEEDWARR
03/11/2021 09:59:06 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20210311-0032188

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Funez Realty Investment, LLC 215 Forrest Park Road Nashville, TN 37115	LendingOne, LLC 901 Yamato Road, Suite 150 Boca Raton, FL 33431	051-12-0-114.00 & 051-16-0-001.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dale Mandel and wife, Rebecca Mandel**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Funez Realty Investment, LLC**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 34 and all of Lots 32 and 33: on the Map of ANDREW JACKSON'S ADDITION TO MONTAGUE PARK, as of record in Book 547, Pages 83 and 84. Register's office for Davidson County, Tennessee and part of the OLD HAYSBORO PARK LOT on the Plan of MONTAGUE PARK. as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee and a part of Lot #3 on the unrecorded subdivision of said HAYSBORO PARK LOT, described altogether from a copy of a survey made by George W. Watkins, Surveyor. dated September 29, 1959, as follows:

BEGINNING at the Southwest corner cf Beech Avenue and Fernbank Drive: thence with the Southwesterly margin of Beech Avenue 113 feet, more or less, to the Easterly margin of a rock wall; thence Southwesterly along the Easterly margin of said wall, a distance of 190 feet, more or less, 10 a point in the Northerly margin of Indian Trail, being in the front line of Lot No 34, and being Easterly 6.4 feet more or less from the Southwest corner of Lot No. 34 on the Andrew Jackson Addition of record as aforesaid, thence Westerly along the margin of said Indian Trail a distance of 87 feet, more or less, to the Southwest corner of Lot No. 32; thence Northeasterly with the line between Lots Nos 31 and 32 in said plan and the line between Lots Nos. 3 and 4 in the subdivision of the Haysboro Park Lot 108.2 feet, more or less, thence Southeasterly 70 feet, thence Northeasterly 82.7 feet to Beech Avenue; thence Southeasterly with the same 17 feet 10 the beginning.

Being the same property conveyed to Dale Mandel and wife, Rebecca Mandel, by Warranty Deed from Daniel R. Zumwalt, unmarried, of record on August 9, 2011, at Instrument No. 20110809-0061354, Davidson County Register of Deeds.

This is property commonly known as 448 Beech Avenue Madison, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

Witness our hands, this _____ day of February, 2021:

Dale Mandel

Rebecca Mandel

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dale Mandel and Rebecca Mandel,** the bargainors, 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.

Witness my hand and official seal, this 24 day of February, 2021:

Notary Public

My Commission Expires: 9/18/2023

ERIC SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-18-2023

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$179,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 24 DAY OF February, 2021.

Notary Public

My Commission Expires: 9/18/2023

ERIC SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-18-2023