Box 14 File 34321-8

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# 589267 **DEEDWARR**
03/11/2021 10:17:38 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20210311-0032229

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Funez Realty Investments, LLC 215 Forrest Park Road Nashville, TN 37115	LendingOne, LLC 901 Yamato Road, Suite 150 Boca Raton, FL 33431	051-12-0-113.00

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 Investments, 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. 3 on the unregistered plan of the subdivision of the Old Haysboro Lots, as shown on the plan of Montague Park subdivision, of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and described according to a survey made on July 18, 1829 by S.M. Murray Engineering Company as follows:

Beginning at the southwesterly margin of Beech Avenue at a corner of the property conveyed to Melba Laurence Pryor by deed from Richard J. Poteet, Trustee of record in Book 1422, Page 296, said Register's Office; thence with the southwesterly margin of Beech Avenue northwesterly 70 feet to the corner of Lots 3 and 4 on said plan; thence with the line between said two lots southwesterly 80.8 feet (erroneously omitted in prior deed); thence southeasterly 70 feet; thence northeasterly 82.7 feet to the beginning.

Being the same property conveyed to Dale Mandel and wife, Rebecca Mandel, by Warranty Deed from Carl Booth, Robert Booth and Catherine T. Holbrook, of record on July 19, 2012, at Instrument No. 20120719-0063670, Davidson County Register of Deeds.

This is property commonly known as 444 Beech Avenue Madison, TN 37115.
Note that a street address is not part of a legal description.

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 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 24th **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 **$159,900.00**:

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