34781-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 653422 DEEDWARR
06/10/2021 09:31:31 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20210610-0078060

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2021.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Funez Realty Investment, LLC	**"New Owner(s)"**	**04301008900 & 04301021800**
215 Forrest Park Rd		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack H. Friedman

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 1118 Lawrence Avenue: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J.L. Walton Subdivision, of record in Book 6050, Page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT 2: 1120 Lawrence Avenue: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.L. Walton Subdivision, of record in Book 6050, Page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Jack H. Friedman by Warranty Deed dated December 22, 2014 from Eddie Wayne Walton, unmarried, of record in Instrument No. 20141223-0117118, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Book 6050, Page 402, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4861, page 13, said Register's Office.**

3. **All matters as shown on the Plan of record in Book 332, page 110, said Register's Office.**

4. **Articles of Organization of Funez Realty Investment, LLC, of record in Instrument No. 20151113-0115489, said Register's Office.**

5. **Deed of Dedication and Easement, of record in Book 7881, page 888, said Register's Office.**

6. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable**

This is improved property, known as **1118 & 1120 Lawrence Ave, Madison, TN 37135**

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 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 **9th** day of **June, 2021.**

Jack H. Friedman

Jack H. Friedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jack H. Friedman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **June, 2021.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON