BILL GARRETT, Davidson County
Trans:T20130036471 DEEDWARR
Recvd: 05/02/13 11:18 2 pgs
Fees:13.00 Taxes:166.50
20130502-0044248

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Jodi Jackson
Affiant

Subscribed and sworn to before me, this 25th day of April, 2013.

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 3-21-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
HoneyBee Partners, LLC 116 Creighton Avenue Nashville, TN 37206	New Owner 2000 Mallory Lane Franklin, TN 37067	08303003300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Luster Dodson, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HoneyBee Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of R.T. Creighton Subdivision of Lots 42 and 43 Brownsville, of record in Book 332, page 18, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the south side of Creighton Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to John Luster Dodson by Warranty Deed from Henry Gordon Hill, unmarried, dated October 25, 1967 and recorded in Book 4186, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 116 Creighton 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 25th day of April, 2013.

John L Dodson
John Luster Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Luster Dodson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of April, 2013.

M. Kristin Selph
Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2013042490