

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF May, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 6-23-14

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HoneyBee Partners, LLC 2000 Mallory Lane Ste 130 Franklin, TN 37067-8231	NEW OWNER	094-02-0-003.00 094-02-0-004.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MELINDA R. FLEMING ALSO KNOWN AS MELINDA RUTHERFORD FLEMING AND HUSBAND LANCE FLEMING

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HONEYBEE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 182, as shown on the map entitled the Plan of Edgefield Land Company, 1st Addition, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BILL GARRETT, Davidson County
Trans:T20130048294 DEEDWARR
Recvd: 06/10/13 14:19 2 pgs
Fees:13.00 Taxes:814.00
20130610-0058798

Being the same property conveyed to MELINDA R. FLEMING, by deed from FRANCIS J. TAMBURIN SR. AND WIFE, HELEN J. TAMBURIN, of record in Book 10190, page 402, dated September 11, 1996, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 181, as shown on the map entitled the Plan of Edgefield Land Company, 1st Addition, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MELINDA RUTHERFORD FLEMING AND HUSBAND, LANCE FLEMING AND JOSEPH H. RUTHERFORD AND WIFE, MARY DELLA RUTHERFORD, by deed from BRADLEY SCOTT MAYHUGH, A SINGLE MAN, of record in Book 8281, page 594, dated January 25, 1999, said Register's Office. JOSEPH H. RUTHERFORD died on June 12, 2006, leaving MARY DELLA RUTHERFORD as the surviving tenant by the entirety. MARY DELLA RUTHERFORD died testate on August 15, 2007, devising said property to MELINDA FLEMING by Will in Docket No. 07P-1360, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This improved property is known as 1617 Long Avenue, Nashville, TN, as to Tract I and 1619 Long Avenue, Nashville, TN, as to Tract II.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of May, 2013.

Melinda R. Fleming also known as
Melinda Rutherford Fleming

Lance Fleming

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda R. Fleming and Lance Fleming, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2013.

Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013