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 $126,000.00

Affiant

Subscribed and sworn to before me, this 12 day of July 2013.

Notary Public
My commission expires: 11/3/15

ETTA EARLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20130059957 DEEDWARR
Recvd: 07/15/13 10:35 2 pgs
Fees:13.00 Taxes:466.20
20130715-0072839

Address of New Owner:	Send Tax Bills to:	Tax Information
Honeybee Partners, LLC 1609 Boscobel Street Nashville, TN 37206	New Owner	08314025100

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, **Chad A. Lautt, Trustee of the Tip Top Trust dated October 11, 2007,** 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. 334 on the plan of Edgefield Land Company's 2nd or Spring Addition, as recorded in Book No. 51, page 152, in the Office of the Register for Davidson County, Tennessee. Said Lot No. 334 fronts fifty (50) feet on the north side of Boscobel Street and runs back northwardly and between parallel lines 150 feet to an alley and was conveyed to Mrs. Jennie Lusky by deed registered in Book No. 497, page 40, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Chad Lautt, Trustee of the Tip Top Trust dated October 11, 2007 by deed from Joan Bayless, Nathan Singer, Vickie Kay Lane, Mickie Fay Braden and Joseph A. Singer, dated February 19,2010, in Instrument No. 20100223-0013728, 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 1609 Boscobel Street, 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 12th day of July, 2013.

Chad A. Lautt, Trustee of the Tip Top
Trust dated October 11, 2007

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 **Chad A. Lautt, Trustee of the Tip Top Trust dated October 11, 2007,** the bargainor(s), 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 at Brentwood, Tennessee, this the 12th day of July, 2013.

Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013062608