BILL GARRETT, Davidson County
Trans:T20130080977 DEEDWARR
Recvd: 09/18/13 14:07 2 pgs
Fees:13.00 Taxes:587.38

20130918-0098466

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,750.00

Affiant

Subscribed and sworn to before me, this 23rd day of ~~August~~ September, 2013.

Notary Public
My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
D222, LLC 521 8th Ave South, Ste. 103 Nashville, TN 37203	New Owner	072160203.00

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, **HoneyBee Partners, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **D222, 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 the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the Map of Porter Heights, Part 3, not of record, described according to a survey made by Wm. A. Pitts, Surveyor, July 1, 1948, of record in Book 1424, Page 72, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a railroad spike in the West side of a 15-inch hackberry said point being in the Southerly margin of Porter Road and being South 88 degees18' East 84.6 feet from a concrete monument with bronze cap. said monument marking the Easterly end of the arc of a curve having a 20 foot radius and a central angle of 88 deg. 18' at the Easterly side of Wayne Drive; thence with the Southerly margin of Porter Road, South 88 degrees 18' East 100 feet to an iron pin, said point being the common comer of Lot No's. 3 & 4; thence South 1 degree 42' West with the common line between said Lot No.'s 3 & 4, 200 feet to an iron pin, said point being the common comer of Lot No.'s 3 & 4; thence North 88 degrees 18' West 100 feet to an iron pin, said point being the common comer of Lot No.'s 2 & 3, said point also being South 88 degrees 18' East 110 feet from a concrete marker with a bronze cap in the easterly margin of Wayne Drive; thence North 1degree 42' East and with the common line between Lot No.'s 2 & 3, 200 feet to the point of beginning.

Being the same property conveyed to Legacy Management & Investment Group, LLC, by Deed from Ernesta L. Glover f/k/a Ernesta L. Simmons of record as Instrument No. 20130910-0095358, Register's Office for Davidson County, Tennessee; being further conveyed to HoneyBee Partners, LLC, a Tennessee limited liability company by Deed from Legacy Management & Investment Group, LLC by Deed dated August 23, 2013 and recorded in Instrument No. 20130918-0098466, 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, all matters as shown on the Plat of record in Book 1424, page 72, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This property is improved property known as 2102 Porter Road, 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 23rd day of August, 2013.

HoneyBee Partners, LLC

By: _____
Trey Cain, Authorized Representative

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 Trey Cain, Authorized Representative of **HoneyBee Partners, LLC**, the bargainor(s), a Tennessee limited liability company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of August, 2013.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013082721