THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 31466-10-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me this 18th day of October, 2013. Notary Public My Commission Expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edgar Diaz-Cruz 1721 4th Avenue North Nashville, TN 37208	New Owner	Map and Parcel No.: 082 050 02100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Three Beans Properties, a Tennessee general partnership consisting of Gail Biener Wales, Anita Biener Howards, and Prit Pal Khalsa**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edgar Diaz-Cruz, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1721 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of October, 2013.

Three Beans Properties, a Tennessee general partnership

By: Gail Biener Wales, Managing Partner

Gail Biener Wales, Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gail Biener Wales**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Partner of Three Beans Properties, a Tennessee general partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of October, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130094869 DEEDWARR
Recvd: 11/06/13 11:27 2 pgs
Fees:13.00 Taxes:1176.60

20131106-0115164

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 32 feet of Lot No. 67 in D. T. McGavock's Plan of 98 Lots, as of record in Book 21 page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 32 feet on the westerly side of 4th Avenue North, and runs back between parallel lines 174 feet to an alley, measuring 32 feet thereon. (4th Avenue North formerly being Cherry Street.)

Being part of the same property conveyed to Three Beans Properties, a Tennessee general partnership consisting of Gail Biener Wales, Anita Biener Howards, and Prit Pal Khalsa, by deed dated April 30, 2009, from Gail Biener Wales, Anita Biener Howards, and Prit Pal Khalsa, heirs at law of Maxie D. Biener, of record in Instrument No. 20090602-0050833, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 21, page 7, Register's Office for Davidson County, Tennessee.

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122