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. 31468-10-2013**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $327,500.00. Karen S Faulkner Affiant Subscribed and sworn to before me this 6th day of November, 2013. S Sheri Engel Notary Public My Commission Expires:

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Stacy K. Grams 1723 4th Avenue North Nashville, TN 37208	**Send Tax Bills To:** Metropolitan Bank 3500 Lakeland Dr Ste 501 Flowood, MS 39232	**Tax Information:** Map and Parcel No.: 082050021 00

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 **Stacy K. Grams, and unmarried woman** ("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 property located at 1723 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 6th day of November, 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 6th day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Davidson County DEEDWARR
Recvd: 11/08/13 14:00 3 pgs
Fees:18.00 Taxes:1211.75
20131108-0116205

Exhibit "A"

Being the Northerly 18 feet of Lot # 67 and the Southerly 14 feet of Lot #68 in D.T. McGavoch's Addition to Nashville, called "D.T. McGavoch's Plan of 98 lots" or subdivision, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot #67 and the Southerly part of Lot #68 front together 32 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being a portion 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 Quitclaim Deed dated April 30, 2009 from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, all the heirs-at-law of Maxie D. Biener pursuant to the Last Will and Testament of Maxie Biener of record as Instrument Number 5693/163814, Probate Case Number 04P1501 of the Seventh Circuit Court, Probate Division for Davidson County, Tennessee and of record in Instrument No. 20090602-0050833, Register's Office for Davidson County, Tennessee.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

