WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105101 DEEDWARR
Recvd: 12/17/13 14:52 2 pgs
Fees:13.00 Taxes:1331.83
20131217-0127515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,953.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Vantrease and Ashley Vantrease	SunTrust Mortgage, Inc.	08303003300
(NAME)	(NAME)	
116 Creighton Avenue	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HoneyBee Partners, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Vantrease and wife, Ashley Vantrease, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of R.T. Creighton Subdivision of Lots 42 and 43 Brownsville, of record in Book 332, Page 18, Register's Office for said County.

Being the same property conveyed to HoneyBee Partners, LLC, a Tennessee limited liability company, by deed of record in Instrument Number20130502-0044248, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of R.T. Creighton Subdivision of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 332, Page 18, Register's Office for Davidson County Tennessee. Department of Codes Administration Restrictive Covenant for Detached Structure recorded in Instrument No. 20131003-0104157, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 116 Creighton Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 28th day of October, 2013.

HoneyBee Partners, LLC

By: _____
Trey Cain, Authorized Signer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Cain with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of HoneyBee Partners, LLC, a Tennessee limited liability company and that he as such Authorized Signer executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of October, 2013.

Commission expires: 11/3/15

_____
Notary Public

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON