Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 455,000.00.

Brian D. Mitchell
Affiant

Subscribed and sworn to before me, this 28th day of February 2014.

Dana Delworth
Notary Public
My commission expires: 10/10/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140015301 DEEDWARR
Recvd: 03/06/14 09:07 2 pgs
Fees: 13.00 Taxes: 1683.50
20140306-0018740

Address of New Owner:	Send Tax Bills to:	Tax Information
Amaya Michelena 1617 Long Avenue Nashville, TN 37206	Weststar Mortgage, Inc. 3350 Commission Court Woodbridge, VA 22192	09402000300

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), has bargained and sold, and does hereby transfer and convey to **Joseph S. Schrank and Amaya K. Michelena, husband and wife,** 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 part of Lot No. 182 as shown on the map entitled the Plan of Edgefield Land Company, 1st Addition, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Honeybee Partners, LLC, a Tennessee limited liability company, from Melinda R. Fleming, also known as Melinda Rutherford Fleming and husband, Lance Fleming, by Warranty Deed recorded on June 10, 2013 in Instrument Number 20130610-0058798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel #09402000300; (2) other matters of record which may affect the premises.

This property is improved property known as 1617 Long Avenue, 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 21st day of February, 2014.
28th

Honeybee Partners, LLC, a Tennessee
Limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **HoneyBee Partners, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 28th day of February, 2014.

Brian D. Mitchell
Notary Public

My commission expires: January 9, 2016

FILE NO: 2014022920

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY