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

BILL GARRETT, Davidson County
Trans:T20140043431 DEEDWARR
Recvd: 06/19/14 10:06 2 pgs
Fees:13.00 Taxes:1920.30
20140619-0053521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $519,000.00

Affiant

Subscribed and sworn to before me, this 16 day of June, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
HoneyBee Partners, LLC 2000 Mallory Lane, Suite 130 Franklin, TN 37067	New Owner	104-2-367

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, **David Afshartous, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HoneyBee Partners, 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 Davison County, Tennessee, being Lot No. 11 on the Map of Henry George's Subdivision of part of Lot 56, Boyd's Cockrill Spring Tract, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to David Afshartous, a married man, by Deed from William W. McInnes, an unmarried man, of record as Instrument No. 20120716-0062405, Register's Office for Davidson County, Tennessee.

David Afshartous hereby attests that this property was not used as a marital residence under the laws of Tennessee.

This property is improved property known as **119 30th Avenue South, Nashville, TN, 37212**

This conveyance is subject to the following: (1) all matters appearing of record in Plat Map Book 61, Page 171, Register's Office for Davidson County, Tennessee.

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 16th day of June, 2014.

David Afshartous

STATE OF Massachusetts COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Afshartous** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of June, 2014.

Notary Public

My Commission expires: 10/03/2019

FILE NO: 2014043066

DOREEN LOPARDO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 3, 2019

DOREEN LOPARDO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES OCT 3, 2019