CSM
Box 49

BILL GARRETT, Davidson County
Trans:T20140050088 DEEDWARR
Recvd: 07/14/14 13:27 2 pgs
Fees:13.00 Taxes:1687.20
20140714-0061797

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $456,000.00

JNNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
VTGOMERY COUNTY

Affiant

Subscribed and sworn to before me, this 8th day of July, 2014

Notary Public
My commission expires: 09/22/2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Andra J. Hedrick	F&M Bank	083-14-0-251.00
1609 Boscobel Street	PO Box 451	
Nashville, TN 37206	Clarksville, TN 37041	

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), have bargained and sold, and do hereby transfer and convey to **Andra J. Hedrick and Ronald K. Melton wife and husband,** 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 Lot No. 334 on the plan of Edgefield Land Company's 2nd Spring Addition, as recorded in Book No. 51, page 152, in the Office of the Register for Davidson County, Tennessee. Said Lot No. 334 fronts fifty (50) feet on the north side of Boscobel Street and runs back northwardly and between parallel lines 150 feet to an alley.

BEING the same property conveyed to HoneyBee Partners, LLC a Tennessee limited liability company dated July 12th, 2013 by deed from Chad A Lautt, Trustee of the Tip Top Trust dated October 11th, 2007, in Instrument No. 20130715-0072839, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1609 Boscobel Street, 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 8th day of July, 2014.

HoneyBee Partners, LLC

By: _____
Scott Nicodemus
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott Nicodemus, 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 Sole Member and Manager (or other officer authorized to execute the instrument) of HoneyBee Partners, LLC, 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 Sole member and Manager (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of July, 2014.

_____
Notary Public

My Commission expires: 3.8.16

FILE NO: 2014053097