BILL GARRETT, Davidson County
Trans: T20140071364 DEEDWARR
Recvd: 09/23/14 15:47 2 pgs
Fees: 13.00 Taxes: 1365.30
20140923-0087527

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 $369,000.00

Toni Belleau
Affiant

Subscribed and sworn to before me, this 18th day of September, 2014.

Erin Kirouac
Notary Public
My commission expires: 8/5/16

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Denard Mickens 126 Creighton Avenue Nashville, TN 37206	FNB BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	083030D00200 CO

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 **Benjamin Denard Mickens and Kelley Mickens*,** 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: *HUSBAND & WIFE

Land in Davidson County, Tennessee, being Unit B of 124 Creighton Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20131017-0108563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Honeybee Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed recorded as Instrument No. 20130823-0089254, in the Register of Deeds Office for Davidson County, Tennessee.

This property is improved property known as **126 Creighton Avenue, Nashville, TN, 37206**

This conveyance is subject to the following: (1) Declaration of Covenants, Conditions, and Restrictions for 124 Creighton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 201310147-0108563, Register's Office for Davidson County, Tennessee; (2) all matters appearing of record in Plat Map Book 332, Page 18, said Register's Office.

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 18th day of September, 2014.

HoneyBee Partners, LLC, a
Tennessee limited liability company

By: _____
Scott Nicodemus
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HoneyBee Partners, LLC, a Tennessee limited liability company** 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 18th day of September, 2014.

Erin Kirouac
Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 6/5/18

FILE NO: 2014083246