THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32004-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me this 3rd day of October, 2014. Notary Public My Commission Expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Bernard Krones 1721A 5th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081 082 C 00100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Three Bean Properties**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Bernard Krones, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1721A 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140076838 DEEDWARR
Recvd: 10/10/14 13:04 3 pgs
Fees:18.00 Taxes:1587.30
20141010-0094222

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of October, 2014.

Three Bean Properties, a Tennessee general partnership

By: Gail Preston Wales, Managing Partner

Gail Preston Wales, Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail Preston Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Partner of Three Bean Properties, the maker of a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of October, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 5th Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130312-0024672, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Pan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 182 on the Plan of North Nashville Real Estate Property, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Three Beans Property by quitclaim deed dated June 20, 2008, from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, of record in Instrument No. 20080624-0065097, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Charter of Incorporation of 5th Avenue Townhomes Homeowners Association, Inc., of record in Instrument No. 20130312-0024671, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 5th Avenue Townhomes, of record in Instrument No. 20130312-0024672, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.