BILL GARRETT, Davidson County
Trans:T20140082159 DEEDWARR
Recvd: 10/31/14 11:02 2 pgs
Fees:13.00 Taxes:2349.50
20141031-0100515

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 ~~$635,000.00~~

Affiant

Subscribed and sworn to before me, this 14th day of October, 2014.

Notary Public
My commission expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0425

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian J. Magarban 915A Caruthers Avenue Nashville, TN 37204	New Owner	118-01-0-261.00

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 **Brian J. Magarban and Jennifer L. Waters 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:

Being Unit A, Townhomes at 915 A Caruthers Avenue, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20140227-0016781, 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 from Arthur R. Slate, an unmarried man, recorded on January 8, 2014 in Instrument Number 20140108-0001947, Register's Office for Davidson County, Tennessee.

This property is improved property known as **915A Caruthers Avenue, Nashville, TN, 37204**

This conveyance is subject to the following: (1) 2014 Davidson County property taxes are due and payable in the amount of $1740.99, Tax Map and Parcel # 11801026100; (2) Declaration of Covenants, Conditions and Restrictions for Townhomes at 915 Caruthers Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140227-0016781, said Register's Office; (3) all matters appearing of record in Plat Map Book 57, Page 93, Registers's Office for said County.

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 14th day of October, 2014.

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 Authorized Representative of HoneyBee Partners, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this 14th day of October, 2014.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014083244