File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150005770 DEEDWARR
Recvd: 01/23/15 13:18 2 pgs
Fees:13.00 Taxes:629.00
20150123-0006808

W & I Ref: (DKM) Title No.: 57142
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Three Beans, LLC, a Tennessee limited liability company 200 Carden Avenue Nashville, Tennessee 37205	New Owner

TAX MAP PARCEL NUMBERS: 105-05-245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Schree Hill**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Three Beans, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Bransford Realty Company's Re-Subdivision of the north part of A.B. Hill Subdivision of the Plant Lands, of record in Book 421, Page 77, Register's Office for said County.

Said Lot 41 fronts 49.8 feet on the northerly side of Argyle Avenue and extends back between lines and along the easterly margin of a 15 foot alley, 150 feet more or less to an alley in the rear, measuring 29 feet on said rear alley.

Being the same property conveyed to Schree Hill by Warranty Deed from Samuel Hambrick, unmarried, dated November 6, 2013, recorded November 7, 2013 in Instrument No. 20131107-0115797, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on The Plan of record in Book 421, Page 77, said Register's Office.

This is improved property, known as 1112 Argyle Avenue, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of January, 2015.

Schree Hill

State of Tennessee

County of Davidson

On this 21st day of January, 2015, before me the undersigned authority, personally appeared Schree Hill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Sworn and subscribed before me this 21st day of January, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017