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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $549,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public
My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Richardson 864 Kirkwood Avenue Nashville, TN 37204	New Owner	118-01-4-A-002.00CO

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 limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Richardson,** 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 Unit No. 862B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 862 Kirkwood Avenue Town homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140602-0047183, in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to HoneyBee Partners, LLC by Warranty Deed from Felix Lubarsky and wife, Ludmila Lubarsky, of record in Instrument No. 20140328-0025653, Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 28, 2014.

This property is improved property known as **864 Kirkwood Avenue, Nashville, TN, 37204**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Declaration of Covenants, Conditions and Restrictions for 862 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047183, Register's Office for Davidson County, Tennessee; (3) all matters appearing of record in Plat Book 3106, Page 62, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150043033 DEEDWARR
Recvd: 06/02/15 13:54 2 pgs
Fees:13.00 Taxes:2031.30
20150602-0051219

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 29th day of May, 2015.

HoneyBee Partners LLC, a
Tennessee limited liability company

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, Sole Member and Manager for 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 Sole Member and Manager.

Witness my hand and official seal at this 29th day of May, 2015.

_____
Notary Public

My Commission expires: 3·8·16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015053654