| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **380,000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-16<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans: T20150046233 DEEDWARR
Recvd: 06/11/15 10:43 2 pgs
Fees: 13.00 Taxes: 1406.00
20150611-0055326

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Three Beans, LLC | Three Beans, LLC | MAP 103-04 |
| 200 Carden Avenue | 200 Carden Avenue | PARCEL 158.00 |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Peggy N. Hampton, Trustee of The Peggy N. Hampton Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Three Beans, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 and the Westerly 15 feet of Lot No. 11 of Block 11 on the Map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said county.

Said Lot No. 12 and part of Lot No. 11 front together 75 feet on the Northerly side of Nebraska, formerly 8th Avenue and run back between parallel lines with the Easterly margin of 47th Avenue No. formerly 6th Street 160 feet to an alley.

Being the same property conveyed to Peggy N. Hampton, Trustee of the Peggy N. Hampton Revocable Living Trust by Warranty deed from Peggy N. Hampton of record in Instrument No. 20130710-0071232 Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 10, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2015 which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 332, page 104; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4608 Nebraska Avenue, Nashville, TN 37209.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 10th day of June, 2015.

The Peggy N. Hampton Revocable Living Trust

BY: Peggy N. Hampton, Trustee
Peggy N. Hampton, Trustee

Peggy N. Hampton
Peggy N. Hampton, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Peggy N. Hampton** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of **The Peggy N. Hampton Revocable Living Trust** the within named bargainor, and Trust, and that she as such Trustee. being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Peggy N. Hampton** as such **Trustee**.

Witness my hand and seal this the 10th day of June, 2015.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy N. Hampton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of June, 2015.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN