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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Meredith May
Affiant

Subscribed and sworn to before me, this 8th day of October, 2015.

Notary Public
My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Cory S. Colton 935 B Thomas Avenue Nashville, TN 37216	LEGACY HOME LOANS 4025 HILLSBORO RD #601 NASHVILLE, TN 37215	072060D00200CO

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 **Cory S. Colton, a married person and Douglas Keith Berry, a married person,** 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 935-B, Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Thomas Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141107-0103302, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20141107-0103302; and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to HoneyBee Partners, LLC, by Warranty deed from Battleground Investments of record in Instrument No. 20141029-0099839 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014.

This property is improved property known as **935 B Thomas Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants and Restrictions for Thomas Avenue Townhomes, III, of record as Instrument Number 20141107-0103302; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141107-0103302, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Subject to all matters shown on the Plan of record in Plat Book 421, Page 35; All being of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20150088455 DEEDWARR
Recvd: 10/16/15 15:18 2 pgs
Fees: 13.00 Taxes: 1183.63
20151016-0105690

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 the 8th day of October, 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 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 Sole Member and Manager.

Witness my hand and official seal at this the 8th day of October, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015093914