THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32730-11-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $411,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2015. Notary Public My Commission Expires: March 5, 2016

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Kimberly A. Harvey 1600 Douglas Avenue Nashville, TN 37206	**Send Tax Bills To:** Wells Fargo Bank 101 N. Phillips Ave Sioux Falls, SD 57104	**Tax Information:** Map and Parcel No.: 083 02 0 192 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Three Beans Properties, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly A. Harvey, unmarried** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 1600 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150099685 DEEDWARR
Recvd: 11/23/15 15:35 3 pgs
Fees:18.00 Taxes:1520.70
20151123-0118809

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2015.

Three Beans Properties, a Tennessee General Partnership

BY: Gail Wales, Managing Partner
Gail Wales
Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON : SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gail Wales, Managing Partner of Three Beans Properties, a Tennessee general partnership,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 on the Map of Dr. E.T. Brown's Subdivision of Lots 21 to 26, Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the south side of Douglas Avenue and runs back between parallel lines, 155 feet to an alley.

Being the same property conveyed to Three Beans Properties by Quitclaim Deed dated June 20, 2008 from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa of record in Instrument No. 20080624-0065095, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 332, page 91, Register's Office for Davidson County, Tennessee.