WARRANTY DEED

File #15623

Davidson County DEEDWARR
Recvd: 12/16/15 14:11 3 pgs
Fees:18.00 Taxes:1213.60
20151216-0126612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant 12/14/15

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 8-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley L. Earley	**Movement Mortgage**	-072-06-0C-002.00-CO
(NAME) 933 B Thomas Avenue	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Virginia Beach, VA 23452	
(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, **HONEYBEE Partners, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley L. Earley and Linda M. Burks, both unmarried as tenants in common,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Unit No. 933-B on the Plan of Thomas Avenue Townhomes II, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20141107-0103301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to HONEYBEE Partners, LLC by Warranty deed from Battleground Investments, LLC of record in Instrument No. 2-141-29-0099844 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014.

Being also known as 933 B Thomas Avenue Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 933 B Thomas Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of December, 2015.

HONEYBEE Partners, LLC

BY: _____

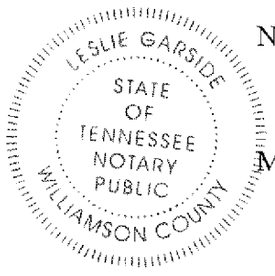
Scott Nicodemus, Sole Member

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of December, 2015, before me, appeared Scott Nicodemus, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Sole Member of HONEYBEE Partners, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said HONEYBEE Partners, LLC, and said officer acknowledged said instrument to be the free act of deed of said HONEYBEE Partners, LLC.

WITNESS my hand and seal, this the 14th day of December, 2015.



Notary Public: _____

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

