BILL GARRETT, Davidson County
Trans: T20160004621 DEEDWARR
Recvd: 01/19/16 12:23 2 pgs
Fees: 13.00 Taxes: 1213.60

20160119-0005097

WARRANTY DEED

File #15640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

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
David A. Hammans	David A. Hammans	-072-06-0B-001.00-CO
(NAME)	(NAME)	
931 A Thomas Avenue	216 Bays Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nobelsville, IN 46062	
(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 **David A. Hammans and Antoinette C Hammans, husband and wife,** 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 931-A, Thomas Avenue Townhomes I, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20141107-0103300, as amended in Instrument Number 20150123-0006776, 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 E. Ann Stone, unmarried by Quitclaim deed from Charles and Carol Clifton and Bobby and Charlene Link of record in Book 10352, page 372, Register's Office for Davidson County, Tennessee, dated January 21, 1997 and recorded on February 18, 1997 and The said E. Ann Stone having since died December 4, 2008 leaving as her only heirs at law Lisa Lane and Bobby Stone as set forth in the Affidavit of Heirship of record in Instrument No. 20140521-0043781, said Register's Office.

Being also a portion of the same property conveyed to Honeybee Partners, LLC by Warranty deed from Battleground Investments, LLC of record in Instrument No. 20141029-0099848 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014.

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 931 A 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 January, 2016.

Honeybee Partners, LLC

BY: _____

Scott Nicodemus, sole member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Scott Nicodemus , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be sole member of Honeybee Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as sole member.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of January, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

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