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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2016.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-14-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron H. Cohen 870 Kirkwood Avenue Nashville, TN 37204	New Owner	118-01-4B-001.00-CO

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,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron H. Cohen,** 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 No. 866A, in the Declaration establishing the Horizontal Property Regime for 866 Kirkwood Avenue Townhomes, of record in Instrument No. 20140602-0047182, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to HONEYBEE PARTNES, LLC, by deed from FELIX LUBARSKY and wife, LUDMILA LUBARSKY, of record in Instrument No. 20140328-0025653, dated March 25, 2014, said Register's Office.

This property is improved property known as **870 Kirkwood Avenue, Nashville, TN, 37204.**

This conveyance is subject to the following: (1) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140602-0047182; (2) Matters shown on the Plan of record in Plat Book 3106, page 62; All being of record in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160005183 DEEDWARR
Recvd: 01/20/16 11:12 2 pgs
Fees:13.00 Taxes:2035.00
20160120-0005690

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 15th day of January, 2016.

HoneyBee Partners, LLC

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 for 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 15th day of January, 2016.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2015124095