BILL GARRETT, Davidson County
Trans:T20160007039 DEEDWARR
Recvd: 01/27/16 10:03 2 pgs
Fees:13.00 Taxes:2035.00
20160127-0007757

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

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 25th day of January, 2016.

Notary Public
My commission expires: 3 8 14

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert G. Schroeck 866 Kirkwood Avenue Nashville, TN 37204-2646	New Owner	118-01-4-C-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, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert G. Schroeck, an unmarried man,** 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 shown as Unit 864A, of 864 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140602-0047184, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HONEYBEE PROPERTIES, LLC, by deed from FELIX LUBARSKY AND WIFE, LUDMILA LUBARSKY of record as Instrument No. 20140328-0025653, dated March 28, 2014, said Register's Office.

This property is improved property known as **866 Kirkwood Avenue, Nashville, TN, 37204-2646.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 3106, page 62, said Register's Office.

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 25th day of January, 2016.

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 in and for said County and State mentioned, personally appeared **Scott Nicodemus, Sole Member and Manager for Honeybee Partners, LLC, 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 himself to be the **Sole Member and Manager** (or other authorized officer) for Honeybee Partners, LLC, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Sole Member and Manager**.

Witness my hand and official seal at this the 25th day of January, 2016.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2016014133

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.