BILL GARRETT, Davidson County
Trans:T20160009380 DEEDQC
Recvd: 02/03/16 13:49 2 pgs
Fees:12.00 Taxes:0.00
20160203-0010609

THIS INSTRUMENT PREPARED BY: ***Keith Gordon, Attorney at Law*** ***BPR # 028391*** **Lodestone Legal Group, PLLC** *256 Seaboard Lane* *Suite E-106* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties.	*STATE OF TENNESSEE]* *COUNTY OF* DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this* 3RD *day of January, 2016* *Notary Public* Exp. 3-10-19 ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner: Three Beans, LLC 200 Carden Ave Nashville, TN 37205	
Send Tax Bills To: Same	
Street Address of Subject Property: 5105 Kentucky Ave Nashville, TN 37209	**Map and Parcel:** 91-7-226.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Three Beans Properties,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Three Beans, LLC,** hereinafter called "**GRANTEE,**" it heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots 1010 and 1012, Block 171, Plan of West Nashville, No. 1, as shown on plat of record in Plat Book 57, Place 74 and 75, In the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This conveyance is subject to A)2009 Property Taxes; and B) Instruments of record in Book 57, Page 74-75; said Register's Office.

Being the same property conveyed to Three Beans Properties, LLC, by Warranty Deed from M. Terry Burkhalter and Wife, Peggy Burkhalter, dated July 31, 2009, Instrument Number 20090806-0073910, Register's Office for Davidson County, TN.

This is improved property known as **5105 Kentucky Ave, Nashville, TN 37209**

WITNESS my hand this ___th day of January, 2016.

Three Beans

Gail Wales, Managing Partner, Three Beans Properties

_____, **Managing Partner, Three Beans Properties**
GRANTOR

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

WITNESS my hand and seal at Davidson County, Tennessee, the day and year first above written.

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3-10-2019
