Davidson County DEEDWARR
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Fees:23.00 Taxes:349.65
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#32905

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32905-03-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $94,500.00. Affiant Subscribed and sworn to before me this 23rd day of March, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2019

WARRANTY DEED

Address New Owner: Three Beans, LLC 200 Carden Ave Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 049 00 0 329 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn F. Rogers, and husband Allen E. Rogers,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Carolyn F. Rogers ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Three Beans, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Whites Creek Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2016.

Carolyn F. Rogers

Carolyn F. Rogers

Allen E. Rogers

Allen E. Rogers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn F. Rogers and Allen E. Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee lying generally on the north side of Whites Creek Pike and west of Green Lane and being more particularly described as follows:

BEGINNING at an iron pin set pin set on the north margin of Whites Creek Pike; said pin being North 45 degrees 14 minutes 28 seconds West 191.47 feet from the southwest corner of Lot 1, Frances Gore Subdivision of record in Plat Book 7900, page 119, Register's Office for Davidson County, Tennessee; thence,

Leaving said north margin of Whites Creek Pike and with the easterly boundary of Earl B. Bates Nursery and Garden Center of record in Book 5744, page 718, Register's Office for Davidson County, Tennessee North 42 degrees 28 minutes 27 seconds East 2880.33 feet to an iron pin set on the southerly boundary of Kenneth L. Dudney, et ux of record in Book 9228, page 661, Register's Office for Davidson County, Tennessee; thence,

With said Dudney South 81 degrees 36 minutes 56 seconds East 197.93 feet to an iron pin set on the common boundary of Tracts 1 & 2; thence,

With the common boundary of Tracts 1 & 2 South 45 degrees 46 minutes 06 seconds West 641.51 feet to an iron pin set thence,

South 40 degrees 57 minutes 46 seconds West 1486.70 feet to an iron pin set; thence,

South 39 degrees 07 minutes 05 seconds West 233.49 feet to an iron pin set; thence,

South 39 degrees 58 minutes 10 seconds West 276.65 feet to an iron pin set; thence,

South 44 degrees 55 minutes 59 seconds West 368.71 feet to an iron pin set on the north margin of Whites Creek Pike; thence,

With said north margin of Whites Creek Pike North 45 degrees 14 minutes 28 seconds West 95.74 feet to the point of beginning.

Containing 398,876 square feet or 9.16 acres, more or less as surveyed by Daniels and Associates, Inc,. Gregory B. Daniels, RLS #1489, dated May 8, 1996.

Being the same property conveyed to Carolyn F. Rogers by Quitclaim Deed dated February 13, 1998 from Mark A. Ellmore, Jr., Trustee of record in Book 10837, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 049 00 0 329 00.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

