BILL GARRETT, Davidson County
Trans:T20160040057 DEEDWARR
Recvd: 05/13/16 10:05 2 pgs
Fees:13.00 Taxes:1924.00
20160513-0047796

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 $520,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Swenson 872 Kirkwood Avenue Nashville, TN 37204-2646	New Owner	118-01-4B-002.00 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 **Eric Swenson and Erin Murphy Swenson, husband and wife,** 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 No. 866B, of 866 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 Number 20140602-0047182, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the same property conveyed to HONEYBEE PARTNERS, 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 **872 Kirkwood Avenue, Nashville, TN, 37204-2646.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 118-01-4B-002.00 CO; (2) Matters shown on the Plan of record in Book 3106, page 62; (3) Declaration of Covenants, Conditions and Restrictions for 866 Kirkwood Avenue Townhomes, a Horizontal Property Regime of record in Instrument No. 20140602-0047182; (4) Notice of Completion of record in Instrument No. 20160107-0001668; All of record in the 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 11th day of May, 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 of 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 11th day of May, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024223

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON