WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057638 DEEDWARR
Recvd: 07/06/16 16:00 2 pgs
Fees:13.00 Taxes:2220.00
20160706-0069289

B-VRES-16-1408-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HoneyBee Partners, LLC	**HoneyBee Partners, LLC**	
(NAME) **1408 Sigler Street**	(NAME) **1408 Sigler Street**	**093-13-0-235.00**
(ADDRESS) **Nashville, TN 37203-4318**	(ADDRESS) **Nashville, TN 37203-4318**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONNIE LEE BOOTH, III, MARRIED AND ETHAN NICODEMUS, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HONEYBEE PARTNERS, LLC,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Easterly 54 feet of Lot No. 8 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

Said part of Lot no. 8 fronts 54 feet on the Northerly side of Sigler and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Loy Carney, as Trustee of the 1408 Sigler Trust by quitclaim deed from Adolfina Polk of record in Instrument No. 20150114-0004117 Register's Office for Davidson County, Tennessee, dated 03/17/2014 and recorded on 01/14/2015. See also Order to Approve Notice by Publication and for Default Judgment of record in Instrument No. 20150609-0054068 of the same Office.

Being the same property conveyed to Ronald Lee Booth, III and Ethan Nicodemus by warranty deed from Loy Carney, Trustee of the 1408 Sigler Trust of record in Instrument No. 20150821-0084513 Register's Office for Davidson County, Tennessee, dated 08/19/2015 and recorded on 08/21/2015. Said property is not and has never been marital residence for the within named Grantors. Ethan Nicodemus being one and the same as Ethan S. Nicodemus.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 4, Chancery Court for Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1408 Sigler Street , Nashville, Tennessee 37203-4318**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 17th DAY OF JUNE, 2016.

Ronnie Lee Booth, III by Loy Carney,
Attorney in Fact

Ethan Nicodemus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONNIE LEE BOOTH, III, and who acknowledged he/she/they executed the same as the free act and deed of the said RONNIE LEE BOOTH, III.

Witness my hand and official seal, this the 17 of June, 2016.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN NICODEMUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 of June, 2016.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212