THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 3811-08.2016** **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: $345,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2016. Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

BILL GARRETT, Davidson County
Trans: T20160069794 DEEDWARR
Recvd: 08/11/16 15:36 2 pgs
Fees: 13.00 Taxes: 1276.50

20160811-0083827

WARRANTY DEED

Address New Owner: Derrick Jacinto deBorja 1809 Cahal Avenue Nashville, TN 37206	**Send Tax Bills To:** NOW OWNER c/o ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DR, STE 350 RESTON, VA 20191	**Tax Information:** Map and Parcel No.: 072 15 0 G 001 00CO

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, **Three Beans, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derrick deBorja, a single Man** ("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 improved property located at 1809 Cahal Avenue, Nashville, TN 37206

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 10th day of August, 2016.

Three Beans, LLC, a Tennessee limited liability company

BY: Gail Biener Wales, Chief Manager
Gail Biener Wales
Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Gail Biener Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Chief Manager of **Three Beans, LLC, a Tennessee limited liability company**, the within named bargainor, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2016.

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

Notary Public

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A of Cahal Avenue Townhomes, as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140514-0041517 and amended in Instrument No. 20160428-0041691, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Three Beans Properties, LLC, a Tennessee General partnership by Quitclaim deed from Three Beans Properties, LLC, a Tennessee General partnership of record in Instrument No. 20140213-0012717 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 13, 2014.

Being a portion of the same property conveyed to Three Beans, LLC by Quitclaim deed from Three Beans Properties, LLC of record in Instrument No. 20160203-0010605 Register's Office for Davidson County, Tennessee, dated January 03, 2016 and recorded on February 03, 2016.

Being a portion of the same property conveyed to Three Beans, LLC by Quitclaim deed from Three Beans Properties, LLC of record in Instrument No. 20160331-0030567 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on March 31, 2016.

Being also known as 1809 Cahal Avenue Nashville, TN 37206.

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. 072 15 0 G 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cahal Avenue Townhomes, of record in Instrument No. 20140514-0041517, as amended by Firs Amendment of record in Instrument No. 20160428-0041691, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 547, page 33, Register's Office for Davidson County, Tennessee.