THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 8th day of August, 2016. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Three Beans, LLC 200 Carden Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 072150G002.00 072150G001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THREE BEANS PROPERTIES, a Tennessee general partnership** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **THREE BEANS, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1809 and 1811 Cahal Avenue, Nashville, Tennessee, 37206.

Whenever used, the singular number 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 this 8th day of August, 2016.

BILL GARRETT, Davidson County
Trans:T20160070477 DEEDQC
Recvd: 08/15/16 10:26 3 pgs
Fees:17.00 Taxes:0.00
20160815-0084651

THREE BEANS PROPERTIES, a Tennessee general partnership

By: Gail Biener Wales, Managing Partner
Gail Biener Wales, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Managing Partner of Three Beans Properties, a Tennessee general partnership, the within named bargainor, and that she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of August, 2016.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

Exhibit "A"

Land in Davidson County, Tennessee, being Units A and B, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140514-0041517, as amended by First Amendment of record in Instrument No. 20160428-0041691, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration, and being located upon Lot No. 9 on the Map showing subdivision of Lots 15 through 25 in Belle Forest Subdivision of record in Plat Book 547, page 33, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Three Beans Properties by Quitclaim Deed dated June 20, 2008 from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa of record in Instrument No. 20080624-0065096, Register's Office for Davidson County, Tennessee, and being further conveyed to Three Beans Properties by Quitclaim Deed of record in Instrument No. 20131107-0115509 and Instrument No. 20140213-0012717, Register's Office for Davidson County, Tennessee.