THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33182-08-2016** **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: $339,900.00. Affiant Subscribed and sworn to before me this 8th day of August, 2016. Notary Public My Commission Expires:

LAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2017

WARRANTY DEED

Address New Owner: Joshua Kerr 1811 Cahal Avenue Nashville, TN 37206	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 072 15 0 G 002 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 **Joshua P. Kerr, unmarried** ("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 1811 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.

BILL GARRETT, Davidson County
Trans:T20160070477 DEEDWARR
Recvd: 08/15/16 10:27 3 pgs
Fees:18.00 Taxes:1257.63
20160815-0084652

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th 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 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 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.

Being part of the same property conveyed to Three Beans, LLC by Quitclaim Deed from Three Beans Properties of record in Instrument No. 20160203-0010605, Instrument No. 20160203-0010606, Instrument No. 20160331-0030567, and Instrument No. 20160815-0084651 recorded simultaneously herewith, in the 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. 072 15 0 G 002 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.