BILL GARRETT, Davidson County
Trans:T20160079755 DEEDWARR
Recvd: 09/12/16 14:14 2 pgs
Fees:13.00 Taxes:1169.20
20160912-0095730

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 $316,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2016

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My commission expires: 9-19-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Nakash 935 A Thomas Avenue Nashville, TN 37216	New Owner	072060D00100CO

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, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steven Nakash,** 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 Unit 935-A, Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Thomas Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141107-0103302, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20141107-0103302, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to James I Compton, an unmarried person by deed from Aaron T. Walker and Dale M. Garrett of record in Book 10238, page 700, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 28, 1996.

Being a portion of the same property conveyed to Joseph Gilchrist, an individual, unmarried an undivided one-half-interest by deed from James I. Compton, an individual, unmarried of record in Instrument No. 20060512-0055762, being a re-record of Instrument No. 20060424-0046711, Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on May 12, 2006.

Being a portion of the same property conveyed to Battleground Investments, LLC, by Warranty deed from James I. Compton, an Individual, unmarried, an undivided One-Half Joseph Gilchrist, an individual unmarried, an Undivided One-Half of record in Instrument No. 20140930-0090198 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 30, 2014.

Being a portion of the same property conveyed to HoneyBee Partners, LLC, by Warranty deed from Battleground Investments of record in Instrument No. 20141029-0099839 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014.

This property is improved property known as 935 A Thomas Avenue, Nashville, TN, 37216

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 28th day of March, 2016.

Honeybee Partners, LLC, a
Tennessee limited liability company

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member and Manager (or other officer authorized to execute the instrument) of Honeybee Partners, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Member and Manager (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of March, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016034306