THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33244-09-2016** **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. Gail Brewer Wales Affiant Subscribed and sworn to before me this 23rd day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Amanda Redden, ~~XXXXXXXX~~ 1813B Cahal Avenue Nashville, TN 37207	**Send Tax Bills To:** Same address as new owner	**Tax Information:** Map and Parcel No.: 072 15 0 S 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 **Amanda Redden, a single woman** ("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 1813B Cahal Avenue, Nashville, TN 37207

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:T20160085773 DEEDWARR
Recvd: 09/29/16 14:10 3 pgs
Fees:18.00 Taxes:1276.50
20160929-0102861

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of September, 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, the undersigned Notary Public, in and for the said county and state, the within named Gail Biener Wales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Chief Manager of Three Beans, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, II a horizontal property regime with private elements established by Declaration in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No.10 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.

Being part of the same property conveyed to Three Beans, LLC by Quitclaim Deed from Three Beans Properties of record in Instrument No. 20160331-0030567, 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. 20160929-0109860, 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 S 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Cahal Avenue Townhomes, II, of record in Instrument No. 20150825-0085759, 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 Book 547, page 33, Register's Office for Davidson County, Tennessee.