Bill Garrett Davidson County
Batch# 53429 DEEDWARR
01/31/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20180131-0009827

H 34064

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24383

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF ~~FEBRUARY~~ January, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Three Beans, LLC	Three Beans, LLC	091-11-0 158.00
5006 Indiana Avenue	200 Carden Ave	
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas Bryant Hornal, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Three Beans, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 913 and 915, which two lots front twenty-five (25) feet each on the North side of Indiana Avenue, Nashville, Davidson County, Tennessee, and run back between parallel lines 150 feet, being located in Block No. 128, of the West Nashville #1 Plan, and being house number 5006 Indiana Avenue.

Being the same property conveyed to Clyde Singleton subject to a life estate in and to Mary Hornal by Quitclaim Deed dated March 21, 1974 from H. E. Collins, Trustee of record in Book 4798, page 635, Register's Office for Davidson County, Tennessee. Mary Hornal having since died. By Quitclaim Deed dated July 24, 2003 Clyde Singleton, unmarried conveyed subject property to Thomas Bryant Hornal, unmarried, subject to a life estate in and to said Clyde Singleton, of record in Instrument No. 20030730-0107288, Register's Office for Davidson County, Tennessee. Being also conveyed to Thomas Bryant Hornal by Quitclaim Deed dated January 15, 2007 from Thomas Berry Hornal of record in Instrument No. 20070131-0012600, Register's Office for Davidson County, Tennessee. Being further conveyed to Thomas Bryant Hornal, subject to a life estate in and to Clyde Singleton by Quitclaim Deed dated November 18, 2008 from William C. Hornal of record in Instrument No. 20081203-0117177, Register's Office for Davidson County, Tennessee. Clyde Singleton having since died on December 3, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5006 Indiana Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 30th day of January, 2018.

Thomas Bryant Hornal by Alicia Griffith, Attorney-in-Fact

Thomas Bryant Hornal by Alicia Griffith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alicia Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-in-Fact for **Thomas Bryant Hornal**, and (s)he is authorized by **Thomas Bryant Hornal** to execute this instrument on his/her behalf.

Witness my hand and official seal this the 30th day of January, 2018.

My Commission expires: 1-6-20

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

