THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34569-11-2018	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 7th day of January, 2019. Notary Public My Commission Expires: 9/7/2020

WARRANTY DEED

Address New Owner: Gail I. Simons Anthony J. Simons 2928 Laurel Road Longview, WA 98632	**Send Tax Bills To:** LoanDepot.com 25500 Commercentre Drive #100 Lake Forest, CA 92630	**Tax Information:** Map and Parcel No.: 082 03 0 384 00

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 Properties, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gail I. Simons and Anthony J. Simons, wife and husband** ("Grantee"), their 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 1024 Lischey 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.

Karen Y Johnson Davidson County
Batch# 182716 **DEEDWARR**
01/10/2019 03:27:17 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00

20190110-0002897

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of January, 2019.

Three Beans Properties, a Tennessee general partnership

BY: _____, Authorized Agent
Gerald G. Patterson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Agent of Three Beans Properties, a Tennessee general partnership, 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 7th day of January, 2019.

BILL HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

_____
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sharpe and Horn's First Addition, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13, a corner lot, fronts 50 feet on the westerly margin of Lischey Avenue, formerly North Avenue, and extends back between parallel lines along the southerly margin of Evanston Avenue, formerly Childress Avenue, 153 feet to an alley.

Being the same property conveyed to Three Beans Properties, a Tennessee general partnership by Quitclaim Deed dated August 30, 2018 from Gail Biener Wales, Anita Biener Howards, and Prit Pal Khalsa of record in Instrument No. 20180905-0087878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 082 03 0 384 00.
2. All matters appearing on the Plan of record as Book 57, page 152, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20180612-0056371, Register's Office for Davidson County, Tennessee.