THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18111846**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $378,000.00 Affiant Subscribed and sworn to before me, this 9th day of January, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 183275 DEEDWARR
01/14/2019 08:58:38 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20190114-0003363

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Three Beans Properties 1303 Woodland Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083-09-0-153.00

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, **Hampton Terrace Apartments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Three Beans Properties, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, Block 1, as shown on the map entitled Andrew Allison Addition, of record in Plat Book 161, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hampton Terrace Apartments, LLC, a Tennessee Limited Liability Company, by deed from Lee S. Kraft, as the sole surviving trustee of the Calvin A. Buchman Family Trust established under the Last Will and Testament of Calvin A. Buchman; and Linda Bernstein and Edward Buchman, as the surviving trustees under the Buchman Family Irrevocable Trust, dated December 16, 2009, and any amendments thereto, Kenneth Randall Kraft, Elizabeth Rebecca Kraft and Rachel Suzanne Kraft Johnson, Co-Trustees of the Kenneth Randall Kraft Trust, established under the Last Will and Testament of Morris Kraft; and Kenneth Randall Kraft and Nancy Faye Kraft Galbut, Co-Trustees of the Nancy Faye Kraft Galbut Trust, established under the Last Will and Testament of Morris Kraft; and Keith Ryan Kraft and Patricia Sue Kraft Krizelman, and Rita Susan Biener Khalsa, Gail Biener Preston Wales and Anita Ruth Biener Howards , of record in Instrument No. 20180105-0001530 , dated September 27, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 083-09-0-153.00.

Matters shown on the Plan of record in Plat Book 161, page 74, said Register's Office.

This is improved property located at 1303 Woodland Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2019.

Hampton Terrace Apartments, LLC

Keith Kraft, authorized Member

By: Keith Kraft, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Keith Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Hampton Terrace Apartments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 9th day of January, 2019.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____