Karen Johnson Davidson County
Batch# 287267 DEEDWARR
09/18/2019 07:51:30 AM 5 pgs
Fees: $28.00 Taxes: $246.83
20190918-0094381

WARRANTY DEED IN LIEU OF FORECLOSURE

SHELLY LYONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires September 22, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 66,709.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-92

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Farmington 3 Trust	Same as Owner	081-11-0-414.00
(NAME) 2002 Richard Jones Rd, Suite C-200	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mai-Bees LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Delsa Carter, Trustee of The Farmington 3 Trust** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto as Exhibit A (the "**Property**").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

This is improved property located at 1200 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit B attached hereto (the "**Permitted Exceptions**").

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

THIS DEED is an absolute conveyance to Grantee of the title to the Property and is not intended to serve or operate as a mortgage, security agreement or security interest of any kind. A portion of the consideration for this Deed is the agreement by Grantor, as the holder of that certain Deed of Trust dated August 25, 2016, from Grantor to Grantee, of record as Instrument No. 20160829-0090132, Register's Office, Davidson County, Tennessee, to forbear from pursuing its remedies against Grantor for payment of indebtedness secured by the Deed of Trust, but this Deed is not given in satisfaction of the Mortgage.

GRANTEE, by acceptance of this Deed, and Grantor acknowledge and agree that this Deed is not intended to, and shall not, operate to merge the ownership interest conveyed with any other interest or lien which Grantee may now have or subsequently acquire in the Property, it being the intention of the parties that said interest, including, but not limited to, any interest in the Mortgage shall continue to be a valid and enforceable lien against the Property, and shall not merge with Grantee's ownership interest in the Property.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of September, 2019.

GRANTOR:

Mai-Bees LLC,
a Tennessee Limited Liability Company

By: _____
Edward L. Williams, Sole Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this 16th day of September, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Edward L. Williams, 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 sole member of MAI-BEES, LLC, and that he as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

WITNESS my hand, at office, this 16th day of September, 2019.

_____
Notary Public

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

My Commission Expires: 3/8/2022

EXHIBIT A

DESCRIPTION OF THE PROPERTY

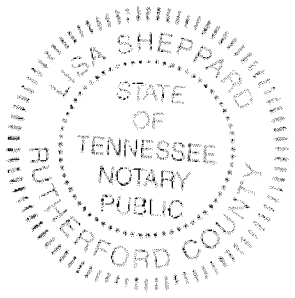
Land in Davidson County, Tennessee, being Lot Nos. 78 and 79 on the Plan of CEPHAS WOODARD SUBDIVISION of Lots 5 and 5 of the Thomas Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, and described according to a survey made by David P. Brackman, TN RLS #1684, dated December 29, 2014, bearing File No. 14153 as follows:

BEGINNING at a nail in the NW corner of 12th Avenue North and Buchanan Street, thence with ROW of Buchanan Street North 77 degrees 49 minutes 00 seconds West 118.17 feet to a nail; thence North 01 degrees 15 minutes 51 seconds West 98.47 feet to a nail. thence leaving alley North 89 degrees 36 minutes 35 seconds East 114.99 feet to an iron pin on the ROW of 12th Avenue North; thence South 01 degrees 14 minutes 34 seconds East 124.19 feet to the point of beginning.

Being the same property conveyed to MAI-BEES LLC, a Tennessee limited liability company, from Bon Urban Properties II, a Tennessee general partnership, and Special Warranty Deed of record as Instrument No. 20160829-0090130, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.



Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 5 day of September, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard

Notary Public

My Commission Expires: 8.22.21