THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $232,900.00. Affiant Subscribed and sworn to before me this 28th day of February, 2020. Notary Public My Commission Expires: 3/13/2022
Record & Return To: 615 Title, LLC 807 Bradford Avenue Nashville, TN 37204	

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paul Joseph Tusch Kara Connelly Tusch 4425 Westlawn Dr. #C301 Nashville, TN 37209	F & M Bank 50 Franklin Street Clarksville, TN 37040	Map and Parcel No.: 103 08 0 A 058 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 **Kara Connelly Tusch and Paul Joseph Tusch, wife and husband** ("Grantee"), their 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 4425 Westlawn Dr. #C301, Nashville, TN 37209.

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 Johnson Davidson County
Batch# 367452 **DEEDWARR**
03/05/2020 09:21:47 AM 3 pgs
Fees: $18.00 Taxes: $861.73

20200305-0024619

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2020.

Three Beans, LLC, a Tennessee limited liability company

BY: Gail Biener Wales

Gail Biener Wales, Chief Manager

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 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 28th day of February, 2020.

Notary Public

My Commission Expires:

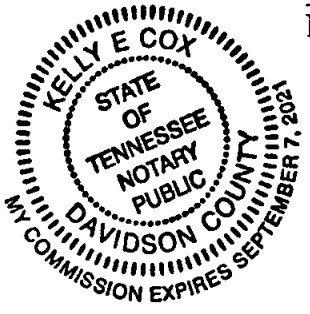


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-301 on the Plan of Westlawn Green of record in Plat Book 5200, pages 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed of record in Book 5238, page 863, amended in Book 5266, page 22 and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Three Beans Properties, a Tennessee Partnership, by deed dated January 18, 2008 from Michaele Satterlund, married of record in Instrument No. 20080129-0009236, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 3, 2016 of record in Instrument No. 20160203-0010607, Register's Office for Davidson County, Tennessee, Three Beans Properties conveyed subject property to Three Beans, LLC.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 103 08 0 A 058 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 Westlawn Green, of record in Book 5238, page 863, Book 5238, page 872, amended in Book 5266, page 22 and Book 6748, page 423, 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 5200, pages 20 thru 24, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.