Warranty Deed

Davidson County DEEDWARR Recvd: 12/01/08 16:09 2 pgs Fees:13.00 Taxes:1109.63 20081201-0116549	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this the 26th day of November, 2008. Notary Public My commission expires: 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan Singleton Kayce Singleton	Bank of America	Map: 83-13
1418 Lillian Street	1400 Best Plaza Dr.	Parcel: 329
Nashville, TN 37206	Richmond, VA 23227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN SINGLETON AND KAYCE SINGLETON, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 155 on the Map of the Lindsley Home Place of record in Plan Book 2, page 92, Chancery Court at Nashville.

Said lot fronts 50 feet on the south side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to R.D. Fort and wife Fannie B. Fort by Installment Deed from Mayford L. Stafford and wife Helen M. Stafford of record in Book 5094, page 463, said Register's Office, dated November 18, 1976. The said parties both having since died, the said Fannie B. Fort having predeceased R.D. Fort on September 26, 1999. R.D. Fort having since died intestate on May 4, 2000 and the said property having descended to Richard Cordell Bryant and Freeman David Bryant, all the heirs of said R.D. Fort pursuant to Affidavit of Heirship of record as Instrument Number 20080610-0059646, said Register's Office, dated June 4, 2008.

And being the same property conveyed to Virage, LLC, a Tennessee limited liability company by Warranty Deed from Richard Cordell Bryant, married and Freeman David Bryant, unmarried, Heirs-at-Law of R.D. Fort of record as Instrument Number 20080609-0059415, Register's Office for Davidson County, Tennessee, dated June 6, 2008. Scrivener's Affidavit in Instrument Number 20081124-0115143, dated November 21, 2008, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Virage, LLC, a Tennessee limited liability company of record in Instrument Number 20080619-0063419, Register's Office for Davidson County, Tennessee, dated June 19, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1418 Lillian Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of November, 2008.

Woodland Street Partners, LLC

By: Pres, Manager
Name: Zachary K. Thomas
Title: President, Manager

Woodland Street Partners, LLC

By: Gary Kimball, TREASURER
Name: Gary Kimball
Title: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President and Manager of Woodland Street Partners, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2008.

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Kimball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Treasurer of Woodland Street Partners, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2008.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY