07 Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066208 DEEDWARR
Recvd: 09/29/09 11:48 2 pgs
Fees:13.00 Taxes:897.25
20090929-0090323

DEBORAH K. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant Edward Vandewater	Magna Bank	Map 83-13-D
(NAME)	(NAME)	
1411-A Lillian Street	P.O. Box 17257	Parcel 1 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT EDWARD VANDEWATER,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A of Lillian Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lillian Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0123775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lillian Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123775, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company, by deed from M. Carol Smith, unmarried, of record in Instrument #20081209-0118940, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) Declaration of Covenants, Conditions and Restrictions of record in Instrument #20081231-0123775 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1411-A Lillian Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of September, 2009.

Woodland Street Partners, LLC

By: Pres., Man. Partner WSP
Zack Thomas, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Zack Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Partner of Woodland Street Partners, LLC the within named bargainor, a limited liability company, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Partner.

Witness my hand and official seal at Nashville, Tennessee this 22 day of September, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
REALTY TITLE & ESCROW CO., INC.
206A Cool Springs Blvd, Ste 107
Franklin, TN 37067