Warranty Deed

BILL GARRETT, Davidson County Trans:T20100014236 DEEDWARR Recvd: 03/10/10 10:31 2 pgs Fees:13.00 Taxes:924.63 20100310-0018370	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $249,900. Affiant Subscribed and sworn to before me, this the 8th day of March, 2010. Notary Public My commission expires: May 2, 2013

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:
Melissa C. Hunter	Pinnacle Financial Partners	083-06-0
212 Fall Street	211 Commerce Street	186
Nashville, TN 37206	Nashville, TN 37201	

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**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA C. HUNTER, A SINGLE WOMAN,** 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 located in the 7th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 9 on the Plan of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the southerly side of Tillman, formerly Fall Street and runs back between parallel lines 130 feet to an ally.

BEING the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dwight Holcombe, a single man, dated December 4, 2009 and recorded on December 4, 2009 of record as Instrument No. 20091204-0111272, Register's Office for Davidson County, Tennessee.

BEING that same property conveyed to Dwight Holcombe by Warranty Deed from Jerry Wilson Perrell, dated March 30th, 2007 and recorded April 3, 2007 of record as Instrument No. 20070403-0039555, Register's Office for Davidson County, Tennessee.

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 212 Fall 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.

Woodland Street Partners, LLC

By: Zachary K. Thomas
Title: Member

Woodland Street Partners, LLC

By: Brett M. Diaz
Title: Member

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 a Member/President 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 8th day of March, 2010.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

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 Brett M. Diaz, 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 a Member/Secretary 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 8th day of March, 2010.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013