Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100041759 DEEDWARR
Recvd: 07/08/10 09:18 2 pgs
Fees:13.00 Taxes:966.26
20100708-0053414

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $261,150.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2010.

Notary Public

My commission expires: 01/07/2013

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:
Andrew Kwarciak & Karen Kwarciak	Pinnacle National Bank	Map: 83-2
1414 Greenwood Avenue	150 3rd Avenue S. #900	Parcel: 57
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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW KWARCIAK AND KAREN KWARCIAK, 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 the easterly 45 feet of Lot No. 30 on the Plan of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said Lot No. 30 fronts 45 feet on the southerly margin of Greenwood Avenue and extends back between parallel lines 170 feet, more or less, to an alley in the rear.

Being the same property conveyed to Mid-Ohio Securities Corp., Custodian FBO Edward W. Meek IRA, by Final Decree Confirming Sale on November 19, 1999, of record in Instrument No. 19991208-0301018, Register's Office for Davidson County, Tennessee. Suit to quiet title confirming fee simple title to Mid-Ohio Securities Corp., Custodian FBO Edward W. Meek IRA, of record in Instrument No. 20040211-0016648 and Instrument No. 20040226-0021779, said Register's Office.

Being the same property conveyed to Woodland Street Partners, LLC, by deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA f/k/a, Mid-Ohio Securities Corp., Custodian FBO Edward W. Meek IRA # 20170, or record in Instrument Number 20100405-0025092, Register's Office for Davidson County, Tennessee, dated March 29, 2010.

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 1414 Greenwood Avenue, 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 30th day of June, 2010.

Woodland Street Partners, LLC

By: Zachary K. Thomas
Title: Member/President

Woodland Street Partners, LLC

By: Brett M. Diaz
Title: Member/Secretary

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 company for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2010.

Notary Public

My Commission Expires: ~~November 22, 2010~~ 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 company for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2010.

Notary Public

My Commission Expires: ~~November 22, 2010~~ JULY 8, 2013

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