BILL GARRETT, Davidson County
Trans:T20110004381 DEEDWARR
Recvd: 01/21/11 15:20 2 pgs
Fees:13.00 Taxes:1202.50
20110121-0006172

# Warranty Deed

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|---|---|
| STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $325,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 21st day of January, 2011.<br><br>Notary Public<br><br>My commission expires: JULY 8, 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: |
|---|---|---|
| Woodland Street Partners, LLC | Woodland Street Partners, LLC | Map: 083-09; Parcel 298 & |
| 1408 & 1410 Ordway Place | 338 Harrison Street | Map: 082-09; Parcel 299 |
| Nashville, TN 37206 | Nashville, TN 37219 | |

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, **JAMES B. GORDON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 127 and 128 in the Subdivision of the A.V.S. Lindsley 29 Acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James S. Gordon and Paul E. Vitolins by deed from Thomas S. Jones, single of record in Book 11341, page 620, Register's Office for Davidson County, Tennessee, dated February 1, 1999. And being part of the same property conveyed to James B. Gordon, a single person by Quitclaim Deed from James S. Gordon and Paul E. Vitolins of record in Book 11366, page 102, Register's Office for Davidson County, Tennessee, dated February 18, 1999. And being part of the same property conveyed to James B. Gordon, a single man by deed from James S. Gordon and Paul E. Vitolins of record in Book 11366, page 104, Register's Office for Davidson County, Tennessee, dated February 18, 1999. And further, being the same property conveyed to James B. Gordon by Quitclaim Deed from D. Mark Lineberry, Trustee of record in Instrument 200507260086689, Register's Office for Davidson County, Tennessee, dated July 21, 2005.

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 1408 & 1410 Ordway Place, 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 21st day of January, 2011.

**James B. Gordon**

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 James B. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January, 2011.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

Regina R. Gordon, spouse of James B. Gordon, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Regina R. Gordon**

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 Regina R. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January, 2011.

Notary Public

My Commission Expires: 9-9-2004

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY