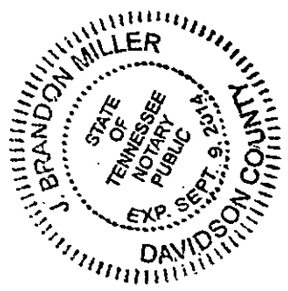
BILL GARRETT, Davidson County
Trans:T20110018016 DEEDWARR
Recvd: 03/28/11 14:39 2 pgs
Fees:13.00 Taxes:1130.21
20110328-0023800

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,462.52.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 25th day of March, 2011.

Notary Public

My commission expires: 9-9-2014

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:
Matthew Nahay Suzanne Nahay	Fifth Third Mortgage	Map: 083-02
1426 McKennie Ave	5001 Kingsley Drive	Parcel: 33.00
Nashville, TN 37206	Cincinnati, OH 45263	

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 **MATTHEW NAHAY AND SUZANNE NAHAY, 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. 1 Resubdivision of Part of Lot 6 on the Plan of H.M Doak's Subdivision, as of record in Instrument 200408230101509, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Woodland Street Partners, LLC by deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA #30220 of record in Instrument 201009160073541, Register's Office for Davidson County, Tennessee, dated September 1, 2010. And being the same property conveyed to Mid-Ohio Securities Corp, #30220 FBO Edward W. Meek by Final Decree Confirming Sale in Instrument 200211200144198, Register's Office for Davidson County, Tennessee, recorded November 20, 2002 and by Order of Suit to Quiet Title in Instrument 201008310068978, Register's Office for Davidson County, Tennessee, recorded August 31, 2010. And further, being the same property conveyed to James E. Kirby and Robert G. Lakins, Trustees by deed from Thomas H. Watts, a widower of record in Book 5575, page 989, Register's Office for Davidson County, Tennessee, dated March 3, 1980.

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 1426 McKennie Ave., 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 March, 2011.

Woodland Street Partners, LLC

By: _____
Name: Zachary K. Thomas
Title: Member/President

By: _____
Name: 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 25th day of March, 2011.

_____
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 company for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2011.

_____
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