BILL GARRETT, Davidson County
Trans:T20110020296 DEEDWARR
Recvd: 04/06/11 14:59 2 pgs
Fees:13.00 Taxes:1221.64
20110406-0026738

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,172.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2011.

Notary Public

My commission expires: _____

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:
Santiago Tefel Anna V. Hance	Farmington Financial Group, LLC	Map: 103-08
11 Westlawn Ct.	1912 21st Ave. South	Parcel: 141
Nashville, TN 37209	Nashville, TN 37212	

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 **SANTIAGO TEFEL AND ANNA V. HANCE, 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 part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described according to a survey thereof made by John M. Sullivan, County Surveyor, July 23, 1954, as follows:

Beginning at a point in the westerly margin of Mockingbird Road as established on the Plan of record in Book 547, page 171, said Register's Office, at the intersection of the north line of the right of way of the N.C. & St. L. Railroad; thence with said railroad right of way, westerly 157.63 feet to the corner of Lots 337 and 338; thence with the line between said lots northerly 50 feet to a point; thence easterly 157.63 feet to the westerly margin of Mockingbird Road; thence with the margin of the same southerly 50 feet to the beginning.

Being the same property conveyed to Woodland Street Partners, LLC by deed from Cherokee Crossing Partnership, a Tennessee Partnership, comprised of Radius Group, LLC, General Partner and Lone Row, LLC General Partner of record in Instrument 20101112-0090903, Register's Office for Davidson County, Tennessee, dated October 29, 2010.

Being part of the same property conveyed to Cherokee Crossing Partnership by deed from Geny's Supply, Inc. of record in Instrument 200501120004676, Register's Office for Davidson County, Tennessee, dated January 10, 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 11 Westlawn Ct., Nashville, TN 37209.

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 5th day of April, 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 5th day of April, 2011.

_____
Notary Public

My Commission Expires:

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 5th day of April, 2011.

_____
Notary Public

My Commission Expires:

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