Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,172.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 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:
Jim A. Mueller Kelani Mueller	SunTrust Mortgage, Inc.	Map: 083-09
1408 Ordway Place	401 Commerce St., Suite 6100	Parcel: 298
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, **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 **JIM A. MUELLER AND KELANI MUELLER, 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:

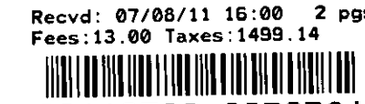
Land in Davidson County, Tennessee, being Lot No. 128 on the Subdivision of the A.V.S. Lindsley 29 Acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of 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 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 by Quitclaim Deed from D. Mark Lineberry, Trustee of record in Instrument 200507260086689, Register's Office for Davidson County, Tennessee, dated July 21, 2005. And further, being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by deed from James B. Gordon, a married man of record in Instrument 20110121000617, Register's Office for Davidson County, Tennessee, dated January 21, 2011.

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 Ordway Place, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20110041220 DEEDWARR
Recvd: 07/08/11 16:00 2 pgs
Fees:13.00 Taxes:1499.14



20110708-0052561

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 8th day of July, 2011.

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 company for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2011.

Notary Public

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

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 8th day of July, 2011.

Notary Public

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