BILL GARRETT, Davidson County
Trans:T20110043808 DEEDWARR
Recvd: 07/20/11 13:11 2 pgs
Fees:13.00 Taxes:240.50
20110720-0055589

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $65,000.00 Affiant Subscribed and sworn to before me, this the 19th 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:
Woodland Street Partners, LLC	New Owner(s)	Map: 083-10
338 Harrison Street		Parcel: 147.00
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, **DANIEL C. LEE, UNMARRIED,** 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 parts of Lots Nos. 24 and 25 on the Map of W. R. Cornelius' Subdivision, as of record in Book 57, Page 124, Registers Office for Davidson County, Tennessee, and also being known as Lot No. 8 on the map of the Re-subdivision of part of Lot No. 81 of the Lockeland, or Chadwell Home Place and parts of Lots 24 and 25 of W.R. Cornelius' Subdivision by Floyd Adkisson, and described as follows:

Beginning at a point in the north margin of Gartland Avenue, 186.1 feet west of the westerly margin of North 17th Street at the corner of Lots Nos. 7 and 8; thence with the line between said lots, northerly 136 feet, more or less, to the south margin of an alley; thence with the margin of said alley, westerly 54.9 feet; thence southerly 136 feet, more or less, to the north margin of Gartland Avenue; thence with the margin of the same easterly 55 feet to the beginning.

Being the same property conveyed to Daniel C. Lee, unmarried by deed from Mary Magdalene Ellis, Administratrix C.T.A. for the Estate of Elsie Mae Choate of record in Instrument 201106290049617, Register's Office for Davidson County, Tennessee, dated June 24, 2011. And being the same property conveyed to Nick T. Choate and wife Elsie Mai Choate by deed from Mary E. Lynn of record in Book 5114, page 148, Register's Office for Davidson County, Tennessee, dated February 8, 1977. The said Nick T. Choate having predeceased the said Elsie Mai Choate, now deceased.

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 1601 Gartland 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 19th day of July, 2011.

Daniel C. Lee

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 Daniel C. Lee, 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 19th day of July, 2011.

Notary Public

My Commission Expires: 9-9-2014

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