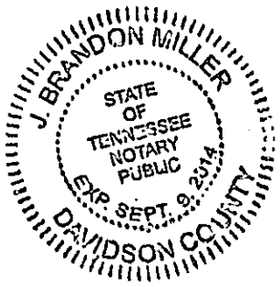
BILL GARRETT, Davidson County
Trans:T20110050654 DEEDWARR
Recvd: 08/17/11 13:06 2 pgs
Fees:13.00 Taxes:939.80
20110817-0063602

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $254,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 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:
Lee Brinkley Ashley Arnold	FirstBank	
303 South 14th St.	2021 Hamilton Place Blvd., Suite A	83-13-300
Nashville, TN 37206	Chattanooga, TN 37421	

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 **LEE BRINKLEY, AN UNMARRIED MAN, AND ASHLEY ARNOLD, AN UNMARRIED WOMAN**, 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 the northerly 50 feet of Lot No. 2 on the Map of the Survey of Lot No. 108 and The Subdivision of Lots Nos. 105, 106 and 107, in Block "L" of the Lindsley Home Tract, as of record in Plat Book 843, Page 94, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the easterly side of South 14th Street and runs back between parallel lines, parallel with and 61 feet south of the southerly margin of Fatherland Street, 150 feet to the easterly line of Lot No. 108.

Being the same property conveyed to Woodland Street Partners, LLC by Special Warranty Deed dated August 19, 2010 from HSBC Bank USA, National Association, as Trustee for Deutsche Bank ALT 2006-AR2, by Christina M. Dorsa of record in Instrument No. 20100908-0071519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Deutsche Bank ALT 2006-AR2 by Trustee's Deed dated April 13, 2010 from Shellie Wallace, as Successor Trustee, of record in Instrument No. 20100426-0031547, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron G. Ochoa by Quitclaim Deed dated September 12, 2008 from Lesley R. Ochoa, of record in Instrument No. 20080918-0095295, Register's Office for Davidson County, Tennessee.

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 303 South 14th St., 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 16th day of August, 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 16th day of August, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

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

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 16th day of August, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

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