WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2011

J. Brandon Miller
Notary Public:

MY COMMISSION EXPIRES: 9-9-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Woodland Street Partners, LLC	NEW OWNER	Parcel ID:
338 Harrison St.	338 Harrison St.	08306005900
Nashville, TN 37219	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jon Michael Kipp and wife, Christy Lynn Kipp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Woodland Street Partners, LLC, a TN Limited Liability Company
hereinafter called the GRANTEES, 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 South 35 feet of Lot No. 38 and the North 30 feet of Lot No. 39 in the Subdivision of the Roy F. Williams Property in the John W. Hunter Tract as of record in Book 547, Page 13, Register's Office for said County.

Said parts of Lots Nos. 38 and 39 adjoin and front together 65 feet on the west side of Setliff Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jon Michael Kipp and wife, Christy Lynn Kipp by deed from Estate of Ada Anderson by Robert Anderson, Co-Executor and Joan A. Turbeville Co-Executor, of record in Book 10142, Page 333, dated July 26, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 13, said Register's Office.

This conveyance is subject to zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities of record.

Unimproved ( )

This is Improved (X) property, known as 802 Setliff Place, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 2011.

Jon Michael Kipp

Christy Lynn Kipp

BILL GARRETT, Davidson County
Trans:T20110053193 DEEDWARR
Recvd: 08/29/11 14:00 2 pgs
Fees:13.00 Taxes:395.90
20110829-0066690

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon Michael Kipp and Christy Lynn Kipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.