Warranty Deed

BILL GARRETT, Davidson County Trans:T20110057093 DEEDWARR Recvd: 09/14/11 14:00 2 pgs Fees:13.00 Taxes:325.60 20110914-0071343	STATE OF TENNESSEE COUNTY OF DeKalb The actual consideration or value, whichever is greater, for this transfer is $88,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2011. Notary Public My commission expires: 11/30/14

LUCINDA CARTER STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

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:
Pinpoint Properties, LLC	Pinpoint Properties LLC	Map: 083-10
1601 Gartland Ave.	1113 Murfreesboro Rd. Suite 106 #336	Parcel: 147.00
Nashville, TN 37206	Franklin TN 37064	

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 **PINPOINT PROPERTIES, 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, Register's 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 Woodland Street Partners, LLC, A Tennessee Limited Liability Company by deed from Daniel C. Lee, unmarried of record in Instrument 20110720-0055589, Register's Office for Davidson County, Tennessee, dated July 19, 2011.

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 8th day of September, 2011.

Woodland Street Partners, LLC

By: _____
Name: Member
Title: Zachary K. Thomas

By: _____
Name: Member
Title: Brett M. Diaz

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 the Member 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 September, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
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 the Member 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 September, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

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