Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $273,376.52.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 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

BILL GARRETT, Davidson County
Trans:T20110057420 DEEDWARR
Recvd: 09/15/11 14:10 2 pgs
Fees:13.00 Taxes:1011.31
20110915-0071783

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel
Ryan L. Salzer Amanda Roberts	SunTrust Mortgage, Inc.	Map: 083-10
1812 Ordway Place	401 Commerce Street, Suite 6100	Parcel: 454.00
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 **RYAN L. SALZER AND AMANDA ROBERTS, 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. 297 ON THE PLAN OF MCEWEN PLACE, OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE WESTERLY 8 FEET OF LAKEHURST DRIVE, AN EXISTING 50 FOOT RIGHT OF WAY TO BECOME A 42 FOOT RIGHT OF WAY ALONG THE WESTERLY SIDE OF LOT 297, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE FRONT PROPERTY CORNER OF LOTS 296 AND 297: THENCE ALONG THE SOUTHERLY MARGIN OF ORDWAY PLACE SOUTH 83° 33' 51" EAST, 30.06 FEET TO AN IRON PIN FOUND: THENCE SOUTH 53° 20' 48" EAST, 8 FEET TO A POINT: THENCE LEAVING MARGIN OF ORDWAY PLACE ALONG NEW MARGIN OF LAKEHURST DRIVE SOUTH 9° 39' 12 " WEST, 131.74 FEET TO A POINT ALONG THE WESTERLY MARGIN OF LAKEHURST DRIVE: THENCE NORTH 83° 20' 48" WEST, 8 FEET TO AN IRON PIN FOUND; THENCE NORTH 87° 11' 25" WEST 30.24 FEET TO AN IRON PIN, SAID PIN BEING THE REAR PROPERTY CORNER LOTS 296 AND 297: THENCE NORTH 9° 39' 32" EAST, 133.65 FEET TO THE POINT OF BEGINNING. CONTAINING 5,036.686 SQUARE FEET (+1-) OR 0.1156 OF ACRE (+1-) OF LAND.

Being the same property conveyed to Woodland Street Partners, LLC by deed from North Egg Ventures, LLC of record in Instrument 201104200030512, Register's Office for Davidson County, Tennessee, dated April 5, 2011. And being the same property conveyed to North Egg Ventures, LLC by Quitclaim Deed from North Egg Ventures, LLC of record in Instrument 201102070010889, Register's Office for Davidson County, Tennessee, dated February 4, 2011, as corrected in Instrument 201104200030511, Register's Office for Davidson County, Tennessee, dated April 5,

2011. And being part of the same property conveyed to North Egg Ventures, LLC by deed from Colleen McCormick, an unmarried person of record in Instrument 200809030090160, Register's Office for Davidson County, Tennessee, dated August 29, 2008.

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 1812 Ordway 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 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 15th day of September, 2011.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

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 15th day of September, 2011.

Notary Public

My Commission Expires:

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 15th day of September, 2011.

Notary Public

My Commission Expires:

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