BILL GARRETT, Davidson County
Trans:T20110058447 DEEDQC
Recvd: 09/20/11 15:01 3 pgs
Fees:17.00 Taxes:0.00
20110920-0072900

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Woodland Street Partners, LLC 214 Chapel Avenue Nashville, TN 37206	New Owner	Map: 83-06 Parcel: 59 (Part Of)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Woodland Street Partners, LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

PROPERTY DESCRIPTION NORTHERLY 30' OF LOT 39 - See Survey by Stanley K. Draper, R.L.S., Attached Hereto as Exhibit A

Land lying within the 6th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Jon Michael & Christy Lynn Kipp, of record in Deed Book 10142, Page 333, and being the northerly 30' of Lot 39, of the Roy F. Williams Subdivision of the Hunter Tract, of record in Plat Book 547, Page 13, and being more particularly described as follows:

BEGINNING at a P.K. nail found in the easterly right-of-way line of Setliff Place, said pin being the northeasterly corner of the Stars & Evans property, of record at Instr. No. 20060920-0116702, further being the southeasterly corner of the herein described tract; Thence, leaving said right-of-way line, S 71 deg 37' 11" W, 156.49' to an iron pin (new) in the easterly right-of-way line of Alley #770; Thence, with said right-of-way line, N 17 deg 15' 32" W, 30.00' to an iron pin (new); Thence, N 71 deg 37' 11" E, 155.75' to a P.K. nail (new) in the easterly right-of-way line of Setliff Place; Thence, with said right-of-way line, S 18 deg 40' 28" E, 30.00' to the POINT OF BEGINNING and containing 4684 square feet, or 0.108 acres, more or less.

Being a part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company, by deed from Jon Michael Kipp and wife Christy Lynn Kipp, of record in Instrument Number 20110829-0066690, Register's Office for Davidson County, Tennessee, dated August 26, 2011. 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, Register's Office for Davidson County, Tennessee, dated July 26, 1996.

This property is part of 802 Setliff Place, Nashville, TN 37206.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
19th day of September, 2011.

Affiant

My commission expires: 9-9-2014
(Affix Seal)

J Brandon Miller
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th 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 19th 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 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 19th 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

NOTES:

1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

2) LOT NUMBERS SHOWN THUS (38) REFER TO THE MAP OF ROY F. WILLIAMS SUBDIVISION OF THE HUNTER TRACT, OF RECORD IN PLAT BOOK 547, PAGE 13, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.

4) THIS PROPERTY IS CURRENTLY ZONED "R6". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.

5) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2011.

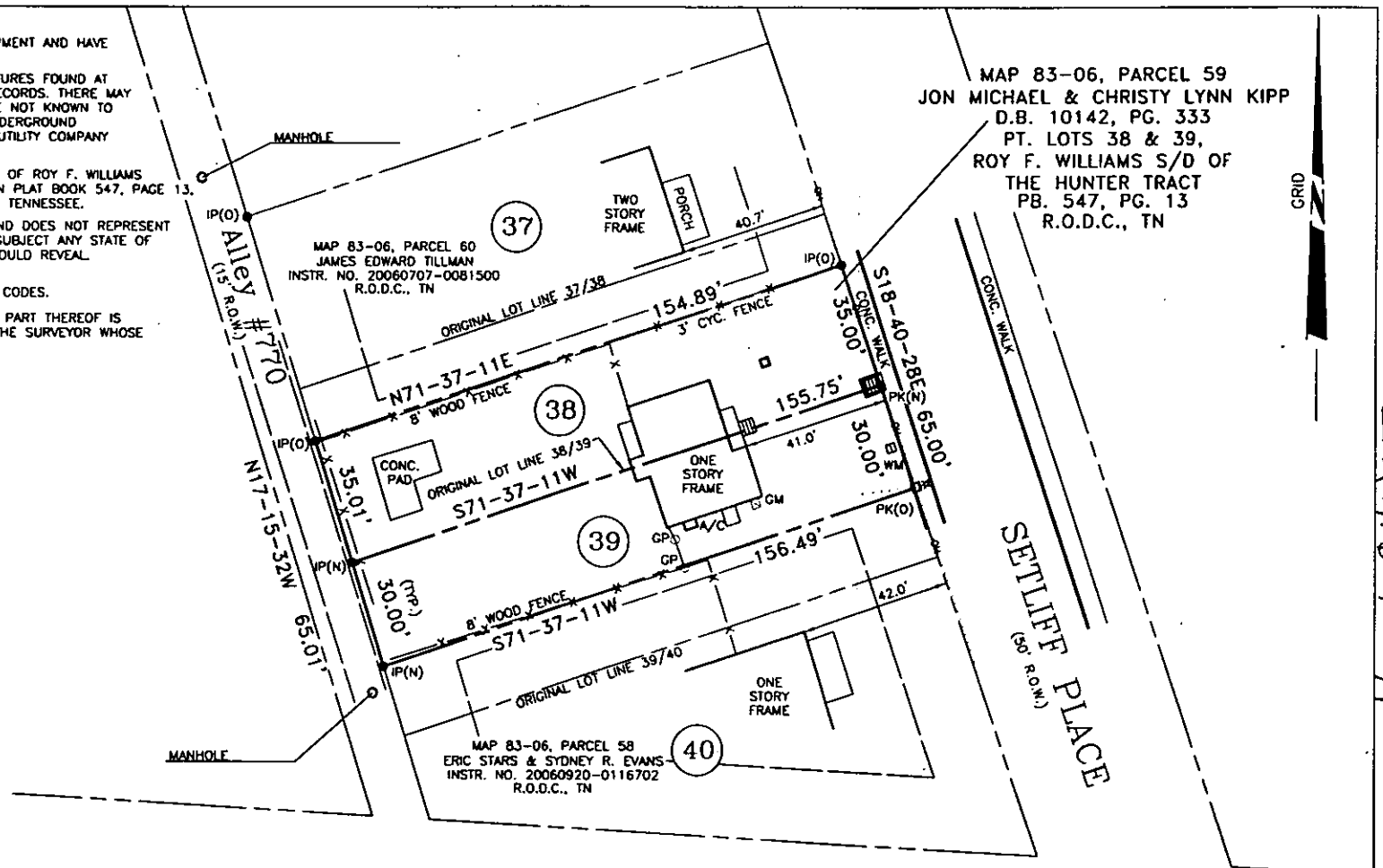


Exhibit A

FRANKLIN AVENUE
(50' R.O.W.)

Stanley K. Draper
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE 1796
TENNESSEE No. 2088

Stanley K. Draper, R.L.S.
4304 Central Valley Drive
Hermitage, TN 37076
(615) 885-2593 ofc./fax
(615) 290-2066 cell
stanleykdraper@bellsouth.net

TOTAL AREA SOUTHERLY PORTION OF LOT 38: 5436 SQ. FT. OR (0.125± ACRES)
TOTAL AREA NORTHERLY PORTION OF LOT 39: 4684 SQ. FT. OR (0.108± ACRES)

AS-BUILT SURVEY
OF
802 Setliff Place
MAP 83-06, PARCEL 59
D.B. 10142, Pg. 333
6th COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=30' DATE: 09-02-11