WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110076769 DEEDWARR
Recvd: 12/05/11 15:08 2 pgs
Fees:13.00 Taxes:277.50
20111205-0094796

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodland Street Partners, LLC	Woodland Street Partners, LLC	094-02 215.00
(NAME)	(NAME)	
214 Chapel Ave.	214 Chapel Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Jeremy Kelton, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woodland Street Partners, LLC, a Tennessee 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:

The following described real estate in Davidson County, Tennessee.

Being the south part of Lot No. 17 on the Map of United Electric Railway Plan, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the north side of Eastside Avenue and runs back between parallel lines 150 feet to a 10-foot alley in the rear.

Being the same property conveyed to Jeremy Kelton, unmarried, by Warranty Deed from Don William Raymond, Billy Raymond, Leo Raymond, James Raymond, Anthony Raymond, Daniel Raymond, Marie Smith, Frances Raymond, Larry Raymond and Barney Raymond, dated November 1, 2011, as of record in Instrument No. 20111107-0086954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 8; easement for sewer of record in Book 1149, page 649; easement of record in Book 2694, page 207; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2005 Eastside Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 my hand this 1st day of December, 2011.

Jeremy Kelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of December, 2011.

Notary Public

My Commission Expires:

12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY