Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110077169 DEEDWARR
Recvd: 12/06/11 16:01 2 pgs
Fees:13.00 Taxes:1109.63
20111206-0095298

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2011.

Notary Public

My commission expires: 01/07/2013

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:
Stephen G. Simpson	SWBC Mortgage Corporation	083-06-E-2.00CO
211A Scott Ave.	9311 San Pedro, #100	
Nashville, TN 37206	San Antonio, TX 78216	

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 **STEPHEN G. SIMPSON, AN UNMARRIED MAN,** 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 Unit B as described in Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Element at Scott, a Horizontal Property Regime with Private Elements, as of record in Instrument 201107280057926, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by deed from Leland D. Watts, married of record in Instrument 201106220047862, Register's Office for Davidson County, Tennessee, dated June 17, 2011. And being the same property conveyed to Leland D. Watts, married by deed from D & A Partnership of record in Instrument 201106220047861, Register's Office for Davidson County, Tennessee, dated June 10, 2011. And being the same property conveyed to D & A Partnership by deed from Alice W. Jew Foundation of record in Instrument 201106130045080, Register's Office for Davidson County, Tennessee, dated June 10, 2011. And further, being the same property conveyed to Alice W. Jew Foundation by Quitclaim Deed from Jacke K. Byrd, Executor under the Will of Alice W. Jew, deceased and Jack K. Byrd, managing Trustee of the Alice W. Jew Foundation Pursuant to the Last Will and Testament of Alice W. Jew of record in Instrument 200009200093706, Register's Office for Davidson County, Tennessee, dated September 18, 2000. And being the same property conveyed to Alice W. Jew by deed from Richard L. Biggs and wife Ruby D. Biggs of record in Book 7533, page 992, Register's Office for Davidson County, Tennessee, dated May 3, 1988.

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 211A Scott 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 28th day of November, 2011.

Woodland Street Partners, LLC

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 28th day of November, 2011.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

_____
Notary Public

My Commission Expires:

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 28th day of November, 2011.

_____
Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

My Commission Expires: