This instrument prepared by:
Tracy Kane, Attorney at Law
Dodson, Parker, Behm & Capparella, P.C.
1310 Sixth Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20120005367 DEEDWARR
Recvd: 01/23/12 15:36 2 pgs
Fees:13.00 Taxes:333.00
20120123-0006383

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Woodland Street Partners, LLC 408 Taylor Street, Suite 202 Nashville, TN 37208	Same	083-06-0-432.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CORNELIA KNIGHT,** a single woman ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **WOODLAND STREET PARTNERS, LLC,** a Tennessee Limited Liability Company ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee. Being Lot 2 as shown on the recorded plat of "Part of Lot 10 & Lot 11, T.P. Weakley Subdivision" of record in Instrument Number 20110916-0072047 R.O.D.C. TN and being more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way of North 16th Street at the intersection with the northerly right-of-way of Alley No. 1008 (18' right-of-way); thence,

1. With said northerly right-of-way of Alley No. 1008 N 83°09'58" W 100.00 feet to a point on the easterly boundary of Arthur Tyler and Margaret Bass of record in Instrument Number 20060710-0082623 R.O.D.C. TN; said line passes an iron pin set at 95.00 feet; thence,

2. Leaving said northerly right-of-way of Alley No. 1008 N 07°25'58" W 112.00 feet to a point; thence,

3. Leaving said easterly boundary of Arthur Tyler and Margaret Bass S 82°34'02" E 89.38 feet to an iron pin set on the westerly right-of-way of North 16th Street; said line passes an iron pin set at 2.00 feet; thence,

4. With said westerly right-of-way of North 16th Street S 01°58'14" W 111.46 feet to the point of beginning.

Containing 10,558 square feet or 0.24 acres more or less.

Being the same property conveyed to **Cornelia Knight**, from **Mary C. Lovell**, by deed of record in Deed **Book 5009**, **Page 238** of the Register's Office of Davidson County, Tennessee, dated March 25, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Subscribed and sworn to before me this the 20th day of January, 2012.

Affiant

Notary Public

My Commission Expires: 9-9-2014

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

This is unimproved property known as 710 North 16th Street, Nashville, Davidson County, Tennessee, 37206.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 19 day of January, 2012.

Charles R. Knight

CORNELIA KNIGHT, by **CHARLES RAMSEY KNIGHT**, her Attorney-in-Fact

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES RAMSEY KNIGHT**, Attorney-in-Fact for **CORNELIA KNIGHT**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of the said **CORNELIA KNIGHT** as her attorney-in-fact of record in Instrument Number 20120118-0004833, Register's Office for Davidson County, Tennessee, for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of January, 2012.

Marie D. Cantave

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 14, 2012

MARIE D. CANTAVE NOTARY PUBLIC GWINNETT CO., GEORGIA