BILL GARRETT, Davidson County
Trans:T20120013127 DEEDWARR
Recvd: 02/22/12 15:10 2 pgs
Fees:13.00 Taxes:1302.85
20120222-0015547

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $352,121.75. Affiant Subscribed and sworn to before me, this the 21st day of February, 2012. 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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas R. Steinwinder Hillary K. Steinwinder	Mortgage Investors Group	
804 Setliff Place	8320 E. Walker Springs Lane, Ste. 200	83-6-59 (part of)
Nashville, TN 37206	Knoxville, TN 37923	

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 **THOMAS R. STEINWINDER AND HILLARY K. STEINWINDER, 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 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 southerly 35' of Lot 38, 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 an iron pin found in the easterly right-of-way line of Setliff Place, said pin being the southeasterly corner of the James Edward Tillman property, of record at Inst. No. 20060707-0081500, further being the northeasterly corner of the herein described tract; Thence, with said right-of-way line, S 18 deg 40' 28" E, 35.00' to an iron pin (new); Thence, with the original Lot line between Lots 38 & 39, S 71 deg 37' 11" W, 155.75' 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, 35.01' to an iron pin (old); Thence, leaving said right-of-way, N 71 deg 37' 11" E, 154.89' to the POINT OF BEGINNING and containing 5436 square feet or 0.125 acres, more or less.

Being part of the same property conveyed to Jon Michael Kipp and wife, Christy Lynn Kipp by deed dated July 26, 1996 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; and

Being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed dated August 26, 2011 from Jon Michael Kipp and wife, Christy Lynn Kipp, of record in Instrument No. 20110829-0066690, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Woodland Street Partners LLC, a Tennessee limited liability company by Quitclaim Deed dated September 19, 2011 from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20110920-0072901, Register's Office for Davidson County, Tennessee.

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 804 Setliff 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 21st day of February, 2012.

Woodland Street Partners, LLC

By: _____
Name: Zachary K. Thomas
Title: Member

By: _____
Name: Brett M. Diaz
Title: Member

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 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 21st day of February, 2012.

_____
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 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 21st day of February, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014