BILL GARRETT, Davidson County
Trans:T20120014806 DEEDWARR
Recvd: 02/29/12 13:41 2 pgs
Fees:13.00 Taxes:1333.31
20120229-0017605

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $360,353.50.<br>Stacy Nadler<br>Affiant<br>Subscribed and sworn to before me, this the 28th day of February, 2012.<br>J Brandon Miller<br>Notary Public<br>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: |
|---|---|---|
| Gary Ward<br>Stacy Nadler | First Liberty Financial<br>9520 Orms by Station Rd, Ste 20<br>Louisville, KY 40223 | 083-10-17.00 (Covers Lots 1 & 2) |
| 411-B N. 16th Street | | (New M/P for 2012 tax year) |
| Nashville, TN 37206 | | |

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 **STACY NADLER AND GARY WARD, WIFE AND HUSBAND**, 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 Lot No. 1 on the Final Plat, Revised Lots 253, 254 and 255, McEwen Place, of record as Instrument No. 20110902-0068250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Jeremy Kelton, of record as Instrument No. 20110912-0070460, in the Register's Office for Davidson County, Tennessee, dated September 8, 2011.

Being a portion of the same property previously conveyed to Jeremy Kelton by Warranty Deed from Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill, Thomas R. Merrill and Rebecca Morgan of record as Instrument No. 20110329-0024139, in the Register's Office for Davidson County, Tennessee, dated March 24, 2011.

Georgia D. Smith died December 15, 2009. Her estate being administered through Seventh Circuit Court of Davidson County (Probate Division) under Docket No. 10P-3. By Last Will and Testament of Georgia Smith the subject property was devised to Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill and as further evidenced by Affidavit of Inheritance of Real Estate of record as Instrument No. 20100723-0057948, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Georgia D. Smith, unmarried, by Warranty Deed from Margaret S. Hyde, of record in Book 2962, page 402, Register's Office for Davidson County, Tennessee, dated September 21, 1959.

s/ BMD

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 411-B N. 16th Street, 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 February, 2012.

**Woodland Street Partners, LLC,**
**a Tennessee Limited Liability Company**

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 28th day of February, 2012.

_____
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 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 February, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

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