WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/12 12:33 4 pgs
Fees:23.00 Taxes:296.00
20120301-0018068

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$80,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of February, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Woodland Street Partners, LLC	New Owner	0832011100
408 Taylor Street Suite 202		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Heirs of Lennie Ryman Jackson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Woodland Street Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 4 feet of Lot No. 2 and the southerly 48 feet of Lot No. 3 on the Map of the Subdivision of the Roberts Property as of record in Book 421, page 81, Register's Office for said County, being Lot No. 3 on the unrecorded Plan of the re-subdivision of Lot Nos. 1 to 5 of said subdivision of the Roberts property according to a survey made by Lewis D. Justice, Surveyor, December 2, 1949, said lot No. 3 fronts 52 feet on the westerly side of Chapel Avenue and runs back between parallel lines, parallel with and 52 feet south of the southerly margin of Roberts Avenue, 150 feet to an alley.

Being the same property conveyed to Lennie Ryman Jackson by deed from Hayden P. Sellers and wife, Mildred Jackson Sellers dated 10/17/50 of record in Book 1907, page 305, Register's Office for Davidson County, Tennessee. Said Lennie Ryman Jackson having sinced died on June 12, 1972 and vested into to heirs at law as shown by the Affidavit of Heirship recorded in Instrument Number 20120301-0018062 **, Register's Office for Davidson County, Tennessee**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2012 subsequent years, which are not yet due and payable.

Subject to all matters as shown on the Plan of record in Book 421, page 81, Register's Office Davidson County, Tennessee.

NOTE: The Grantors did not reside at this property.

This is improved property known as: **405 Chapel Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 16, 2012.

Heirs of Lennie Ryman Jackson

William Jackson Sellers by Gaile B. Osburn, Attorney-in-Fact
William Jackson Sellers by Gaile B. Osburn as Attorney in Fact

Bonnie Gail Jackson Schofield by Gaile B. Osburn, Attorney-in-Fact
Bonne Gail Jackson Schofield by Gaile B. Osburn as Attorney in Fact

Janelle Sellers Welch

Janelle Sellers Welch

Kathy L. White

Kathy L. White

Kelli S. Halliburton by Gaile B. Osburn, Attorney-in-Fact

Kelli S. Halliburton by Gaile B. Osburn as
Attorney in Fact

Betty Lynne Harwood by Gaile B. Osburn, Attorney-in-Fact

Betty Lynne Harwood by Gaile B. Osburn as
Attorney in Fact

Henry E. Matthew Jackson by Gaile B. Osburn, Attorney-in-Fac

Henry E. Matthew Jackson by Gaile B. Osburn as
Attorney in Fact

William Franklin Jackson, Jr.

William Franklin Jackson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Janelle Sellers Welch; Kathy L. White; and William Franklin Jackson, Jr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 16, 2012.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 1-6-14

Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile B. Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Jackson Sellers the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Jackson Sellers, the bargainor(s), by the said Gaile B. Osburn, as Attorney-in-Fact.

NOTE: Power of attorney is recorded simultaneously herewith.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and seal, this 16th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile B. Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Kelli S. Halliburton, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kellie S. Halliburton the bargainor(s), by the said Gaile B. Osburn, as Attorney-in-Fact.

NOTE: Power of attorney is recorded simultaneously herewith.

WITNESS my hand and seal, this 16th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile B. Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Betty Lynne Harwood, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Betty Lynne Harwood, the bargainor(s), by the said Gaile B. Osburn, as Attorney-in-Fact.

NOTE: Power of attorney is recorded simultaneously herewith.

WITNESS my hand and seal, this 16th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile B. Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Henry E. Matthew Jackson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Henry E. Matthew Jackson, the bargainor(s), by the said Gaile B. Osburn, as Attorney-in-Fact.

NOTE: Power of attorney is recorded simultaneously herewith.

WITNESS my hand and seal, this 16th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile B. Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Bonnie Gail Jackson Schofield, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Bonnie Gail Jackson Schofield, the bargainor(s), by the said Gaile B. Osburn, as Attorney-in-Fact.

NOTE: Power of attorney is recorded simultaneously herewith.

WITNESS my hand and seal, this 16th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY