

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/20/14

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodland Street Partners, LLC	Woodland Street Partners, LLC	08313043100
(NAME) 408 Taylor Street, Suite 202	(NAME) 408 Taylor Street, Suite 202	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES LASURE, SHANNON HALL, STACEY LEDBETTER, JONATHAN HALL AND JAMEY D. LEDBETTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WOODLAND STREET PARTNERS, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Easterly part of Lot 146 of Block "O" on the Plan of the Lindsley Property, as of record in Plan Book 2, page 92, of the Chancery Court at Nashville.

Said part of said lot fronts 58 feet on the northerly side of Lillian Avenue and runs back between lines, along the westerly margin of 16th Street, 150 feet to an alley in the rear, measuring 57.8 feet thereon.

Being the same property conveyed to Claude Collingsworth a life estate, with the remainder to the children of Florence Elizabeth Hicks, per stirpes, of record in Will Book 192, 232, Probate for Davidson County Tennessee. The said Claude Collingsworth having since died, extinguishing his life estate and vesting the property in the children of Florence Elizabeth Hicks, per stirpes. The said Grantors are the heirs at law of Malcom V. Divine, Gertrude Kurnick, Frances E. Kilburn and Geraldine Lasure, the children of Florence Elizabeth Hicks, per Court order from the Davidson County, Tennessee Chancery Court approving this transfer, Docket number 12-58-I.

**GRANTORS WARRANT AND CERTIFY THAT SUBJECT PROPERTY WAS NOT OCCUPIED AS MARITAL RES.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1521 Lillian Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 5th day of March, 2012.

Stacey Ledbetter by [signature]
Stacey Ledbetter
By: Bryan Lewis, as her Attorney in Fact

Charles Lasure by [signature]
Charles Lasure
By: Bryan Lewis as his Attorney in Fact

Jonathan Hall by [signature]
Jonathan Hall
By: Bryan Lewis as his attorney in Fact

Shannon Ceresa Hall [signature]
Shannon Ceresa Hall
By: Bryan Lewis as her Attorney in Fact

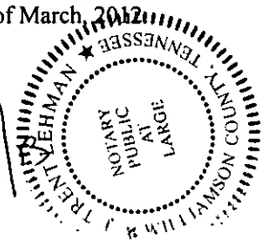
Jamey D. Ledbetter by [signature]
Jamey D. Ledbetter
By: Bryan Lewis as his Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120017944 DEEDWARR
Recvd: 03/12/12 10:34 2 pgs
Fees:13.00 Taxes:286.75

20120312-0021135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bryan Lewis known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Charles Lasure, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Charles Lasure. WITNESS my hand and Notarial Seal this 8th day of March, 2012.

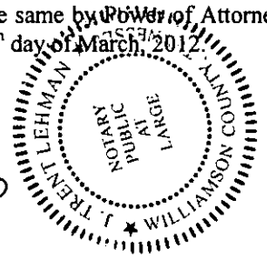


Notary Public

My Commission Expires 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bryan Lewis known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Shannon Ceresa Hall, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Shannon Ceresa Hall. WITNESS my hand and Notarial Seal this 8th day of March, 2012.

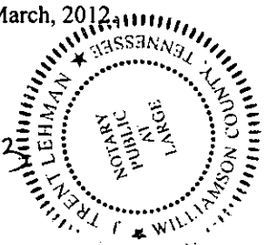


Notary Public

My Commission Expires 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bryan Lewis known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Stacey Ledbetter, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Stacey Ledbetter. WITNESS my hand and Notarial Seal this 8th day of March, 2012.

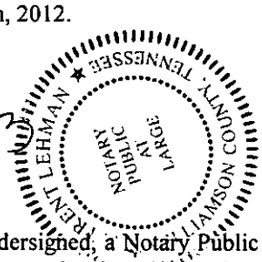


Notary Public

My Commission Expires 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bryan Lewis known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Jonathan Hall, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Jonathan Hall. WITNESS my hand and Notarial Seal this 8th day of March, 2012.



Notary Public

My Commission Expires 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bryan Lewis known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Jamey D. Ledbetter, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Jamey D. Ledbetter. WITNESS my hand and Notarial Seal this 8th day of March, 2012.



Notary Public

My Commission Expires 11/24/13