Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 12 day of March 2012.

Notary Public
My commission expires: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/13/12 09:08 3 pgs
Fees:18.00 Taxes:1184.00
20120313-0021515

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Woodland Street Partners, LLC 408 Taylor St., Ste 202 Nashville TN 37208	Same	10304008300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James K. Barnes hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Woodland Street Partners, LLC, a Tennessee limited liability company hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 105 and 107 of Block 6, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 105 and 107 front 50 feet each on the northerly side of Wyoming, formerly 6th Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James K. Barnes by deed dated September 12, 2003 from R. Richard Riesser and spouse, Teresa A. Kelley of record in Instrument No. 20030912-0133902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 2) All matters appearing on plan of Charlotte Park Company's First Addition to Nashville of record in Book 57 Page 103, Register's Office for Davidson County, Tennessee

This property is improved property known as 4206 Wyoming Ave., Nashville, Tennessee 37209-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee(s), 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 hand this 9 day of March, 2012.

James K. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Barnes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of March, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07029

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

