BILL GARRETT, Davidson County
Trans:T20120022812 DEEDWARR
Recvd: 03/29/12 10:49 2 pgs
Fees:13.00 Taxes:1221.00
20120329-0026705

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Vicki Jarvis Affiant Subscribed and sworn to before me, this the 6th day of March, 2012. Debbie A. Serbin Notary Public My commission expires: 2-3-2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

DEBBIE A. SERBIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey D. Deimel Laura Deimel	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	
802 Setliff Place		83-6-0-433.00
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 **JEFFREY D. DEIMEL AND WIFE, LAURA DEIMEL**, 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:

Property description Northerly 30' of Lot 39 - See Survey by Stanley K. Draper, R.L.S. being more particularly described as follows:

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 northerly 30' of Lot 39 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 a P.K. nail found in the Westerly right of way line of Setliff Place, said pin being the northeasterly corner of the Stars & Evans property, of record in Instrument Number 20060920-0116702, further being the southeasterly corner of the herein described tract; thence, leaving said right of way line, South 71 degrees 37'11" West, 156.49 feet to an iron pin (new) in the easterly right of way line of Alley #770; thence, with said right of way line, North 17 degrees 15' 33" West, 30.00 feet to an iron pin (new); thence, North 71 degrees 37'11" East, 155.75 feet to a P.K. nail (new) in the Westerly right of way line of Setliff Place; thence with said right of way line, South 18 degrees 40'28" East, 30.00 feet to the point of beginning and containing 4684 square feet, or 0.108 acres, more less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record at Instrument No. 20110920-0072900, Register's Office for Davidson County, Tennessee, dated September 19, 2011. *See also* Scrivener's Affidavit of record in Instrument Number * _____, said Register's Office, dated March 2, 2012.

*20120329-0026704

Being a part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Deed from Jon Michael Kipp and wife, Christy Lynn Kipp of record in Instrument Number 20110829-0066690, Register's Office for Davidson County, Tennessee, dated August 26, 2011.

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

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 802 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 6th day of March, 2012.

Woodland Street Partners, LLC,
a Tennessee Limited Liability Company

By: _____
Name: Brett M. Diaz
Title: Secretary/Authorized 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 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 to be the Secretary/Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, 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 6th day of March, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

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