BILL GARRETT, Davidson County
Trans:T20120023161 DEEDWARR
Recvd: 03/30/12 10:21 2 pgs
Fees:13.00 Taxes:924.63
20120330-0027032

# Warranty Deed

| | |
|---|---|
| DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $249,900.00<br>Affiant<br>Subscribed and sworn to before me, this the 26th day of March, 2012.<br>Notary Public<br>My commission expires: 01/07/2013 |

**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: |
|---|---|---|
| Brooke W. Hardesty<br>Michael R. Hardesty | PRIMELENDING,<br>A PLAINSCAPITAL COMPANY | 83-8-A-1.00CO |
| 1027 Mitchell Rd. | 18111 Preston Rd., Ste. 900 | |
| Nashville, TN 37206 | Dallas, TX 75252 | |

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 TENNESSE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOKE W. HARDESTY AND MICHAEL R. HARDESTY, 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 Unit A, of The Element at Mitchell as set forth on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Element at Mitchell, a Horizontal Property Regime with Private Elements filed of record in Instrument No. 20111109-0087787, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Deed from Janet V. Heilbronn, unmarried of record at Instrument No. 20110928-0074995, Register's Office for Davidson County, Tennessee, dated September 19, 2011. Being part of the same property conveyed to Janet V. Heilbronn, an unmarried woman by deed from Cheryl A. London and husband, Jeff London of record as Instrument No. 20050804-0091844, in the Register's Office for Davidson County, Tennessee, dated July 29, 2005. See also Scrivener's Affidavit filed in Instrument Number 20110928-0074994, said Register's Office.

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 1027 Mitchell Rd., 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 26th day of March, 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 26th 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

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 26th 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