NEW OWNER:
WOODLAND STREET PARTNERS, LLC
408 TAYLOR STREET, SUITE 202
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0261

Map 103-04-0-286.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120032406 DEEDWARR
Recvd: 05/03/12 09:22 3 pgs
Fees:18.00 Taxes:518.00
20120503-0037934

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EUNICE C. POOLE, TRUSTEE of the EUNICE C. POOLE REVOCABLE LIVING TRUST** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WOODLAND STREET PARTNERS, LLC, a Tennessee Limited Liability Company**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 25 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as shown on the plat of the same of record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to EUNICE C. POOLE, TRUSTEE OF THE EUNICE C. POOLE REVOCABLE LIVING TRUST by Quitclaim Deed from Eunice C. Poole, unmarried, dated March 22, 2004, and of record in Instrument No. 20040329-0035057, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 4100 WYOMING AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 199, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of April, 2012.

Eunice C. Poole, Trustee

EUNICE C. POOLE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ ~~DAVIDSON~~ WMR

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **EUNICE C. POOLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **Trustee** of **The Eunice C. Poole Revocable Living Trust**, the within-named trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing its name as such trustee.

WITNESS my hand and official seal at office, this 11th day of April, 2012.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of April, 2012.

NOTARY PUBLIC

My commission expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013