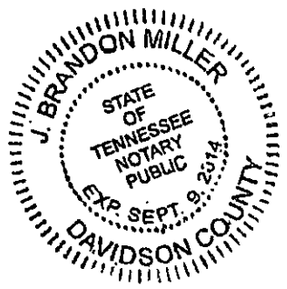
BILL GARRETT, Davidson County
Trans:T20120058199 DEEDWARR
Recvd: 08/06/12 15:56 2 pgs
Fees:13.00 Taxes:1316.65

20120806-0070008

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,852.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2012.

Notary Public

My commission expires: 9-9-2014

**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: |
|---|---|---|
| Thomas K. Knox<br>Karen W. Knox | Avenue Bank | |
| 2005 Eastside Ave. | 3823 Cleghorn Ave. | 94-02-215 |
| Nashville, TN 37206 | Nashville, TN 37215 | |

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 **THOMAS K. KNOX AND KAREN W. KNOX, HUSBAND AND WIFE**, 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 the south part of Lot No. 17 on the Map of United Electric Railway Plan, of record in Book 161, page 8, Register's Office for Davidson County. Tennessee.

Said part of Lot No. 17 fronts 50 feet on the north side of Eastside Avenue and runs back between parallel lines 150 feet to a 10-foot alley in the rear.Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by deed from Jermey Kelton, unmarried of record in Instrument Number 201112050094796, Register's Office for Davidson County, Tennessee, dated December 1, 2011.

Being the same property conveyed to Jeremy Kelton, unmarried by deed from Don William, Raymond, Billy Raymond, Leo Raymond, James Raymond, Anthony Raymond, Daniel Raymond, Marie Smith, Frances Raymond, Larry Raymond and Barney Raymond of record in Instrument 201111070086954, Register's Office for Davidson County, Tennessee, dated November 1, 2011. And being the same property conveyed to Don William Raymond, et also, by Quitclaim Deed from Don William Raymond, Administrator of the Estate of Violet Lavada Raymond of record in Instrument 201109150071562, Register's Office for Davidson County, Tennessee, dated September 12, 2011. And being the same property conveyed to Doyce R. Raymond by deed from Ruby Lee Denney, unmarried of record in Book 9015, page 921, Register's Office for Davidson County, Tennessee, dated July 15, 1993. The said Doyce R. Raymond having since died.

BEING THE SAME PROPERTY CONVEYED TO WOODLAND STREET PARTNERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM JEREMY KELTON, UN MARRIED OF RECORD IN INSTRUMENT NUMBER 201112050094796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 1, 2011.

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 2005 Eastside Ave., 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 3rd day of August, 2012.

**Woodland Street Partners, LLC, a 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 3rd day of August, 2012.

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

_____
Notary Public

My Commission Expires:

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 the 3rd day of August, 2012.

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

_____
Notary Public

My Commission Expires: