WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120070381 DEEDWARR Recvd: 09/18/12 14:30 2 pgs Fees:13.00 Taxes:297.85 20120918-0084841	The actual consideration or value, whichever is greater, for this transfer is **$80,500.00.** Affiant Subscribed and sworn to before me, this the 13th day of September, 2012. Notary Public My commission expires: May 5, 2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Woodland Street Partners, LLC	**Woodland Street Partners, LLC**	**Map 083-06-0 Parcel 434-00**
408 Taylor St. #202	**408 Taylor St. #202**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tammi Jo Rhoton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Woodland Street Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2 on the Plan of Revision One, Resubdivision of (Partition of) Lot 37, Beaumont Place, recorded as Instrument No. 20120913-0082987, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Tammi Jo Rhoton, unmarried, by Deed from James D. Trotter and spouse, Abigail A. Trotter, of record in Instrument No. 20030612-0081280, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, including without limitation, that Easement Agreement dated September 13, 2012 and recorded as Instrument No. 201209 14 - 0083402 ; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (__x__) property, known as **1906 Benjamin Street, 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 GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **13th** day of **September, 2012.**

Tammi Jo Rhoton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tammi Jo Rhoton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2012.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13