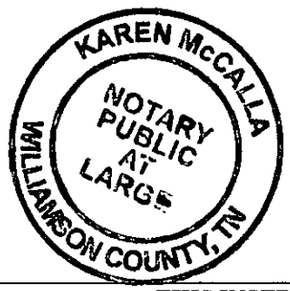
Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120077921 DEEDWARR
Recvd: 10/15/12 08:48 2 pgs
Fees:13.00 Taxes:1443.00
20121015-0093926

Warranty Deed



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2012.

Notary Public

My commission expires: April 12, 2015

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:
Carlos DeCastro	NEW OWNER	
405 Chapel Ave.		083-02-111.00
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 TENNESSEEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS DECASTRO, AN UNMARRIED PERSON**, 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 northerly 4 feet of Lot No. 2 and the southerly 48 feet of lot No. 3 on the Map of the Subdivision of the Roberts Property, as of record in Book 421, Page 81, Register's Office for said County, being Lot No. 3 on the unrecorded Plan of the re-subdivision of Lots Nos. 1 to 5 of said subdivision of the Roberts Property according to a survey made by Lewis D. Justice, Surveyor, December 2, 1949, said Lot No. 3 fronts 52 feet on the westerly side of Chapel Avenue and runs back between parallel lines, parallel with and 52 feet south of the southerly margin of Roberts Avenue, 150 feet to an alley.

Being the same property conveyed to Lennie Ryman Jackson by Deed from Hayden P. Sellers and wife, Mildred Jackson Sellers of record in Book 1907, Page 305, Register's Office for Davidson County, Tennessee, dated October 17, 1950. The said Lennie Ryman Jackson having since died on June 12, 1972, and said property vested into the heirs at law as shown by the Affidavit of Heirship of record in Instrument No. 20120301-0018062, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Woodland Street Partners, LLC by Deed from the Heirs of Lennie Ryman Jackson of record in Instrument No. 20120301-0018068, Register's Office for Davidson County, Tennessee.

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 405 Chapel 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 10th day of October, 2012.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By: _____
Name: Brett M. Diaz
Title: 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/herself to be the Authorized 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 10th day of October, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

