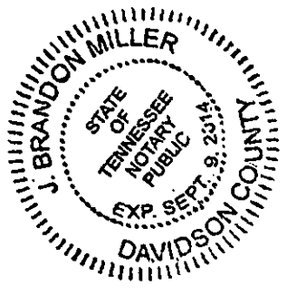
BILL GARRETT, Davidson County
Trans:T20120080161 DEEDWARR
Recvd: 10/22/12 15:46 2 pgs
Fees:13.00 Taxes:1201.25

20121022-0096736

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $324,662.00

Affiant

Subscribed and sworn to before me, this the 19th day of October, 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:
Roy H. Chockley Sherri Chockley	Citibank, N.A.	
1521 Lillian St.	1000 Technology Dr., MS 945	0831304100
Nashville, TN 37206	O'Fallon, MO 63368-2240	

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 **ROY H. CHOCKLEY AND SHERRI CHOCKLEY, 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 easterly part of Lot No. 146, Block "O" on the Plan of Lindsley Property of record in Chancery Court Book 2, Page 92, in the Chancery Court for Davidson County, Tennessee.

Said part of said lot fronts 58 feet on the Northerly side of Lillian Avenue and runs back between lines, along the Westerly margin of 16th Street 150 feet to an alley in the rear, measuring 57.8 feet thereon.

Being the same property conveyed to Woodland Street Partners, LLC by Deed from Charles Lasure, Shannon Hall, Stacey Ledbetter, Jonathan Hall and Jamey D. Ledbetter, of record in Instrument No. 20120312-0021135, Register's Office for Davidson County, Tennessee, dated March 5, 2012. The said Grantors are the heirs at law of the four children of Florence Elizabeth Hicks, per Court order from the Davidson County, Tennessee Chancery Court approving the transfer in Docket No. 12-58-1.

Being the same property conveyed to L. A. Hicks and wife, Florence E. Hicks, by deed from James C. Wilson and wife, Ruth Woodard Wilson, of record in Book 2272, Page 545, in the Register's Office for Davidson County, Tennessee, dated March 9, 1954.

Also see the Estate of Florence Elizabeth Hicks filed in Davidson County Probate File # 94P-1171. By Last Will and Testament of Florence Elizabeth Hicks said property was devised to her friend Claude Collingsworth to have the right to the use of for his life. Upon his death property is devised to her four children, Malcolm V. Divine, Frances E. Kilburn, Geraldine A. Lasure and Gertrude Kurnick.

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 1521 Lillian St., 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 19th day of October, 2012.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By: _____
Name: Brett M. Diaz
Title: Member

By: _____
Name: Zachary K. Thomas
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 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 19th day of October, 2012.

_____
Notary Public

My Commission Expires:

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

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 19th day of October, 2012.

_____
Notary Public

My Commission Expires:

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015