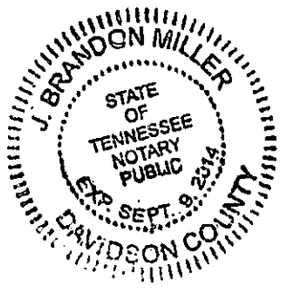
BILL GARRETT, Davidson County
Trans:T20120088490 DEEDWARR
Recvd: 11/19/12 16:02 2 pgs
Fees:13.00 Taxes:1784.97
20121119-0106704

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $482,424.00 Affiant Subscribed and sworn to before me, this the 16th day of November, 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:
Donovan Schultz Renee Schultz	CMCO Mortgage, LLC DBA Home Lending Source	
4204 Wyoming Avenue	565 Marriott Drive, Suite 225	103-04-0-083.00
Nashville, TN 37209	Nashville, TN 37217	

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 **DONOVAN SCHULTZ AND RENEE SCHULTZ, 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 Lot No. 105 of Block 6 on the Plan of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee and described as follows by Delle Land Surveying Company, Inc.:

Beginning at an iron rod in the northerly right of way of Wyoming Avenue, said point being the southwest corner of Lot 103, the Kristine Griesbach property as described in Instrument 2010122-00101106, Register's Office for Davidson County, Tennessee;

Thence, with said right of way, South 88 degrees 35 minutes 00 seconds West, 50.00 feet to the southeast corner of Lot 107;

Thence, with lot 107's east line, North 01 degrees 56 minutes 23 seconds West, 150.00 feet to an iron rod in the south edge of a 20 foot alley;

Thence, with said alley, North 88 degrees 35 minutes 00 seconds East, 50.00 feet to an iron rod at the northwesterly corner of Lot 103;

Thence, with Lot 103's west line, South 01 degrees 56 minutes 23 seconds East, 150.00 feet to the point of beginning and containing 7,500 square feet, or 0.172 acres, more or less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, recorded as Instrument No. 20120530-0046677, in the Register's Office for Davidson County, Tennessee, dated May 24, 2012.

Being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed from James K. Barnes, recorded as Instrument No. 20120313-0021515, in the Regsiter's Office for Davidson County, Tennessee, dated March 9, 2012.

Being part of the same property previously conveyed to James K. Barnes by deed from R. Richard Riesser and spouse, Teresa A. Kelley of record in Instrument Number 20030912-0133902, in the Register's Office for Davidson County, Tennessee, dated September 2, 2003.

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 4204 Wyoming Avenue, Nashville, TN 37209.

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 16th day of November, 2012.

Woodland Street Partners, LLC, a Tennessee 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 16th day of November, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

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 16th day of November, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014