BILL GARRETT, Davidson County
Trans:T20120097167 DEEDWARR
Recvd: 12/19/12 15:06 2 pgs
Fees:13.00 Taxes:110.63

20121219-0117098

This instrument prepared by & return to: Fearnley Martin & McDonald
25 Century Blvd, Ste 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of December, 2012, by and between Mamie Williams, unmarried, party of the first part, and Woodland Street Partners, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly 33 feet of the easterly 119 feet of the northerly 50 feet of Lot No. 18 on the Plan of D.T. McGavock's First Addition, as of record in Book 10, Pages 606 to 609, inclusive, Register's Office for said County.
Said part of Lot No. 18 fronts 33 feet on the southerly margin of Taylor Street and runs back between parallel lines 50 feet to a rear line which measures 33 feet thereon.

Being all or part of the same property conveyed to Mamie Williams by virtue of that certain Quit Claim Deed dated February 13, 2012, at Instrument No. 20120224-0016234 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mamie Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mamie Williams, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Woodland Street Partners, LLC

Tax Parcel No 08209020500

Property Address: 303 Taylor Street
Nashville, TN 37208

MAIL TAX
BILLS TO: Woodland Street Partners, LLC
408 Taylor St., Ste. 202
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $29,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of December, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY