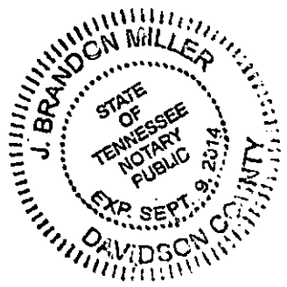
BILL GARRETT, Davidson County
Trans:T20130000334 DEEDWARR
Recvd: 01/02/13 14:00 2 pgs
Fees:13.00 Taxes:1683.50

20130102-0000410

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 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:
Brett M. Diaz & Gwendolyn J. Diaz	SunTrust Mortgage, Inc.	
710 North 16th St.	901 Semmes Avenue	83-06-432
Nashville, TN 37206	Richmond, VA 23224	

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 **BRETT M. DIAZ AND GWENDOLYN J. DIAZ, 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:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee. Being Lot 2 as shown on the recorded plat of "Part of Lot 10 & Lot 11, T.P. Weakley Subdivision", First Revision of record in Instrument Number 20120927-0088229 R.O.D.C. TN and being more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way of North 16th Street at the intersection with the northerly right-of-way of Alley No. 1008 (18' right-of-way); thence,

1. With said northerly right-of-way of Alley No. 1008 N 83deg09'58" W 100.00 feet to a point on the easterly boundary of Arthur Tyler and Margaret Bass of record in Instrument Number 20060710-0082623 R.O.D.C. TN; said line passes an iron pin set at 95.00 feet; thence,

2. Leaving said northerly right-of-way of Alley No. 1008 N 07deg25'58" W 112.00 feet to a point; thence,

3. Leaving said easterly boundary of Arthur Tyler and Margaret Bass S 82deg34'02" E 89.38 feet to an iron pin set on the westerly right-of-way of North 16th Street; said line passes an iron pin set at 2.00 feet; thence,

4. With said westerly right-of-way of North 16th Street S 01deg58'14" W 111.46 feet to the point of beginning.

Containing 10,558 square feet or 0.24 acres more or less.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by deed from Cornelia Knight, a single woman of record in Instrument Number 20120123-0006383, in the Register's Office for Davidson County, Tennessee, dated January 20, 2012, recorded January 23, 2012.

Being part of the same property conveyed to Cornelia Knight by deed from Mary C. Lovell of record in Book 5009, Page 238, in the Register's Office for Davidson County, Tennessee, dated March 25, 1976, recorded May 26, 1976.

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 710 North 16th 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 31st day of December, 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 31st 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

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 31st 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