BILL GARRETT, Davidson County
Trans:T20130024487 DEEDWARR
Recvd: 03/26/13 14:20 2 pgs
Fees:13.00 Taxes:1472.06
20130326-0029657

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $397,855.00. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2013. 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:
Joel G. Cooper Rebecca A. Cooper	SunTrust Mortgage, Inc.	
1428 Benjamin St.	901 Semmes Avenue	083-02-356.00
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 **JOEL G. COOPER AND REBECCA A. COOPER, 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. 2 on the plan of "First Revision Resubdivision of Lots 22 & 23 Map of Subdivision of Part of The Weakley Home Place Book 421, page 36", plan of record as Instrument No. 20130117-0005587, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Coplan Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120803-0069261, Register's Office for Davidson County, Tennessee, dated August 1, 2012 and recorded on August 3, 2012.

Being part of the same property conveyed to Coplan Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Coplan Holdings, Inc., now known as 16th Street Holdings, Inc., a Tennessee Corporation of record in Instrument No. 20080829-0088700, Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 29, 2008.

Being part of the same property previously conveyed to Coplan Holdings, Inc., a Tennessee Corporation by Quitclaim Deed from Jeff Coplan of record in Instrument No. 20070522-0060905, Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 22, 2007.

Being part of the same property previously conveyed to Jeff Coplan by Quitclaim Deed from Eric Gunderson of record in Instrument No. 20070125-0010503, Register's

Office for Davidson County, Tennessee, dated January 11, 2006 and recorded on January 25, 2007.

Being part of the same property previously conveyed to Jeff Coplan and Eric Gunderson by Warranty Deed from Anne C. Goodnow, unmarried, of record in Instrument No. 20061103-0136616, Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on November 3, 2006.

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 1428 Benjamin 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 22nd day of March, 2013.

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 22nd day of March, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

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