BILL GARRETT, Davidson County
Trans:T20130045525 DEEDWARR
Recvd: 05/31/13 13:42 2 pgs
Fees:13.00 Taxes:111.00

20130531-0055165

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 30,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2013.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WOODLAND STREET PARTNERS, LLC	**NEW OWNER**	**08213005600**
903 JACKSON STREET	**408 Taylor Street, Suite 202**	
NASHVILLE, TN 37075	**Nashville, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES SHUMAKER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WOODLAND STREET PARTNERS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the Easterly 30 feet of Lot No. 20 and the Westerly 5 feet of Lot No. 21 of Block A in Bransford Realty Company's North Hill Subdivision of record in Book 332, page 23, Register's Office for said County. Said parts of said lots adjoin and together front on the South side of Jackson Street and runs back between parallel lines 100 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO JAMES SHUMAKER BY WARRANTY DEED FROM DATED 07/31/2010 RECORDED ON 08/09/2010 IN INSTRUMNET NO. 20100809-0062544 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 903 JACKSON STREET, NASHVILLE, TN 37075.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of May, 2013.

JAMES SHUMAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES SHUMAKER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2013.

Notary Public

My Commission Expires:

DAVID [illegible] ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2015
COUNTY OF WILLIAMSON