Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130076293 DEEDWARR
Recvd: 09/04/13 10:29 2 pgs
Fees:13.00 Taxes:1876.77
20130904-0093001

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $507,235.74

Affiant

Subscribed and sworn to before me this the 3rd day of September, 2013.

Notary Public

My commission expires: _____

ANGIE L. LAWLESS NOTARY PUBLIC TENNESSEE SEPT. 9, 2014 DAVIDSON COUNTY

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:
Ryan J. Freedman	Bank of America, NA	
800 North 14th St.	% PHH mortgage	Part of 083-05-373.00
Nashville, TN 37206	1 mortgage Way Mt Laurel, NJ 08054	

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 **RYAN J. FREEDMAN, A MARRIED MAN** 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 Resubdivision of Part of Lots 4 & 5, Block 1, on the corrected Plan of T. P. Weakley's Subdivision of Block 1, 2, & 3, Book 421, of record in Plat at Instrument No. 20120716-0062558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being a portion of the same property conveyed to Brian Bequette and Barbara T. Bequette, husband and wife by Deed from Brent Haesler, an unmarried man of record in Instrument No. 20050324-0032012, Register's Office for Davidson County, Tennessee, dated March 22, 2005 and recorded on March 24, 2005.

Being the same property conveyed to Woodland Street Partners, LLC by Deed from Brian Bequette and wife, Barbara Bequette of record in Instrument No. 20130107-0001758, Register's Office for Davidson County, Tennessee, dated January 2, 2013 and recorded on January 7, 2013.

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 800 North 14th 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 3rd day of September, 2013.

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 3rd day of September, 2013.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

_____
Notary Public

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 3rd day of September, 2013.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

_____
Notary Public