WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5959 WOODLAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Woodland Street Partners, LLC	SAME	09313035500; 09313035600
408 Taylor St, Suite 202		
Nashville, TN 37208		

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

MARK LEPERA, 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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1215 Hawkins Street, Nashville, TN 37203

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 hand on the 20th day of November, 2013.

Mark LePera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARK LEPERA, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwooed, Tennessee, this 20th day of November, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130099603 DEEDWARR
Recvd: 11/25/13 10:19 2 pgs
Fees:13.00 Taxes:703.00

20131125-0120792

EXHIBIT A - LEGAL DESCRIPTION

Tract 1

Lot No. 75 on the plan of Sigler's Addition to Nashville as of record in Plan Book 1, Page 4, Chancery Court at Nashville, being part of Lot No. 70 on the Plan of said Addition as of record in Book 21, Page 118, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, January 17, 1940 as follows: Beginning on the Southerly margin of Hawkins Street at a point 455 feet 4 inches East on the Easterly margin of 14th Avenue, South, said point being the Northeast corner of the property conveyed to Harvey and Ann James by deed from L. D. Palmer and wife, of record in Book 232, Page 113, said Register's Office; thence with said James Easterly line Southwardly to the Northeast corner of the property conveyed to Ed Stokes Rose and wife, by deed from Home Owners' Loan Corporation, continuing in the same direction and with the Easterly line of said Rose property 80 feet, more or less, in all 206-1/2 feet, more or less, to the Northerly margin of an alley; thence with said alley Eastwardly 25-1/2 feet to the Southwest corner of the Joseph Ellis property; thence with said Ellis' Westerly line 206-1/2 feet more or less, to the Southerly margin of Hawkins Street, said point being 150 feet West of the Westerly margin of an alley; thence with the Southerly margin of Hawkins Street Westwardly 25-1/2 feet to the beginning.

Tract 2

A certain tract of parcel of land in Davidson County, State of Tennessee described as follows; to wit; Being the Easterly 50 feet of Lot No.75 on the Map of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville. Said part of Lot No. 75 fronts 50 feet on the Southerly side of Hawkins Street, and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to Mark LePera from Ellen Louise Lillard Carr, by Warranty Deed, dated November 13, 2013, of record in Instrument No. 20131120-0119690, Register's Office for Davidson County, Tennessee. Further being the same property conveyed by Affidavit of Inheritance of Real Estate as recorded on the 31st day of January, 1989 in Deed Book 7761, Page 591; Last Will and Testament as recorded on the 25th day of May, 1983 in Probate 66006; Quitclaim Deed from Mrs. Mamie James to Mrs. Louise Lillard as recorded on the 17th day of March, 1969 in Deed Book 4317, Page 870; Warranty Deed from L.C. Anderson to Mrs. Louise Lillard and Mrs. Mamie James as recorded on the 27th day of September, 1948 in Deed Book 1640, Page 53 (as to Tract 1) and Deed from W. L. Lockhart and wife, Beatrice Lockhart to Louise Lillard as recorded on the 11th day of January, 1945 in Deed Book 1315, Page 196 (as to Tract 2), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the platrecorded in Plat Book 1, Page(s) 4 and Plat Book 21, Page 118, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. There may be an Easement for a water main through this Lot as shown in Book 7761, Page 591.

f. Terms and Conditions of Memorandum of Contract recorded at Instrument No. 20131017-0108434.