# WARRANTY DEED

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$29,000.00.

Affiant

Subscribed and sworn to before me this 20 day of Dec, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Woodland Street Partners, LLC | SAME | 071-15-0-178.00 |
| 408 Taylor Street Suite 202 | | |
| Nashville, TN 37208 | | |

Davidson County DEEDWARR
Recvd: 01/02/14 15:36 3 pgs
Fees:18.00 Taxes:107.30
20140102-0000532

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Southwest Realty Investment Group, Inc. (50%) and Equity Trust Company Custodian F/B/O Edward W. Meek, IRA (50%),** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Woodland Street Partners, LLC,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lots Nos. 245 and 246 on the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 245 and 246 adjoin and front together 50 feet on the easterly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley at the rear on which they measure 50 feet thereon.**

**Being the same property conveyed to Southwest Realty Investment Group, Inc. (50%) and Equity Trust Company Custodian F/B/O Edward W. Meek, IRA (50%), by Final Decree Confirming Sale, on March 7, 2007, of record in Instrument Number 20070404-0040337, Register's Office for Davidson County, Tennessee. And by Default Judgment Order from The Chancery Court for Davidson County, Tennessee of record in Instrument Number 20131113-0117156, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 14, Register's Office Davidson County, Tennessee.

This is unimproved property known as: **1331 Pennock Avenue, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 20, 2013.

**Southwest Realty Investment Group, Inc.**

D. Lynn Brewer

By D. Lynn Brewer

**Equity Trust Company, Custodian FBO Edward W. Meek IRA**

By Michael Dea
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2013, before me, appeared D. Lynn Brewer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Assistant Secretary of Southwest Realty Investment Group, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Edward W. Meek, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF OHIO
COUNTY OF ~~LORAIN~~ Cuyahoga

On this 30th day of December, 2013, before me, appeared Michael Dea, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President President of Equity Trust Company, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said President, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2018

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE