BILL GARRETT, Davidson County
Trans:T20140003761 DEEDQC
Recvd: 01/16/14 15:09 3 pgs
Fees:17.00 Taxes:0.00
20140116-0004648

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Woodland Street Partners, LLC 408 Taylor St., Ste. 202 Nashville, TN 37208	New Owner(s)	08310011900 (part of) & 083-10-357.00 (part of)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Part One (#1):

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 43 on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, and described as follows:

Being *part of* the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company, by Deed from Denton Lee Ratliff, a Married Man, of record at Instrument No. 20130909-0095158, Register's Office for Davidson County, Tennessee, dated September 6, 2013 and recorded September 9, 2013.

Being *part of* the same property conveyed to Denton Lee Ratliff, unmarried by Deed from James L. Coole and wife, Andree-Ellen Gunther Coole of record in Book 5375, page 635, Register's Office for Davidson County, Tennessee, dated December 15, 1978 recorded on December 15, 1978.

This is *part of* the improved property known as 1825 McEwen Ave., Nashville, TN 37206.

Part Two (#2):

Land in Davidson County, Tennessee, being the westerly 10.0 feet of Lot No. 43 on the Map of McEwen Place, of record in Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company, by Deed from Gary Frazier, Married, as to the Fee Simple Estate, and Elizabeth Wright, Unmarried, as to a Life Estate, of record at Instrument No. 20131212-0125952, Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded December 12, 2013.

Being a portion of the same property conveyed to Elizabeth Wright, a single person by Deed from Olan Mitchell and wife, Mary B. Mitchell of record in Book 9470, Page 814, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on September 21, 1994.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright (reserving unto herself a life estate) of record in Instrument No. 20080722-0074886, Register's Office for Davidson County, Tennessee, dated July 9, 2008 and recorded on July 22, 2008.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright, unmarried of record in Instrument No. 20100212-0011211, Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 12, 2010.

Being a portion of the same property conveyed to Gary Frazier, unmarried, as to the fee simple estate, and Elizabeth Wright, unmarried, as to a life estate by Deed from Gary Frazier, unmarried

of record in Instrument No. 20110426-0031912, Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 2011.

This is real property known as *part of* 1821 McEwen Ave (part of Lot 43), Nashville, TN 37206.

This purpose of this Quitclaim Deed is to recombine and restore the boundary lines of Lot No. 43 on the Map of McEwen Place, of record in Book 332, Page 133, in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16th day of January, 2014. Kristen Booth
Affiant

My commission expires: 9-9-2014 J. Brandon Miller
(Affix Seal) Notary Public

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

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 15th day of January, 2014.

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 15th day of January, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

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

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 15th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014