BILL GARRETT, Davidson County
Trans:T20140014268 DEEDWARR
Recvd: 02/28/14 16:02 2 pgs
Fees:13.00 Taxes:407.00
20140228-0017556

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00 Affiant Subscribed and sworn to before me, this the 27th day of February, 2014. Notary Public My commission expires 9-9-2014

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:
Woodland Street Partners, LLC	New Owner	
408 Taylor St., Ste. 202		083-02-0-179.00
Nashville, TN 37208		

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, **WBH, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 1 on the Plan of Winn's Subdivision II of Lots 44 through 50 in the E. T. Brown's Subdivision of record in Plat Book 3106, Page 99, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 53.3 feet on the northerly side of Douglas Avenue and extends back on the westerly side 170 feet to the southerly margin of an alley and on the easterly side 146.8 feet to a point; running from that point in a northwesterly direction 40.4 feet to a point on the southerly margin of the alley, and running 21.2 feet along the margin of the alley to the point where the westerly lie of said lot intersects the southerly margin of said alley.

Being the same property conveyed to WBH, LLC by Quitclaim Deed from Steve DeSoto of record at Instrument No. 20090415-0034321, Register's Office for Davidson County, Tennessee, dated April 13, 2009 and recorded on April 15, 2009.

Being the same property previously conveyed to Steve DeSoto by Warranty Deed from Louise H. Burkhalter and Charles Stephen Burkhalter, as Co-Trustees of The Charles L. Burkhalter Family Trust, of record at Instrument No. 20090415-0034321, Register's Office for Davidson County, Tennessee, dated June 22, 2007 and June 22, 2007.

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 1607 Douglas Ave., 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 27th day of February, 2014.

WBH, LLC, a Tennessee Limited Liability Company

By: _____
Name: Steven Anthony DeSoto
Title: Sole 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 Steven Anthony DeSoto, 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 the Sole Member of WBH, 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 27th day of February, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

