BILL GARRETT, Davidson County
Trans:T20140014503 DEEDWARR
Recvd: 03/03/14 15:07 2 pgs
Fees:13.00 Taxes:1824.10
20140303-0017809

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 $493,000.00. Affiant Subscribed and sworn to before me, this the 26th day of February, 2014. Notary Public My commission expires:

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:
Wendy G. Hughes Mark A. Hughes	Landmark Community Bank	
321 S. 11th St.	1000 Ridgeway Loop Road, Suite 103	08313017600
Nashville, TN 37206	Memphis, TN 38120	

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 **WENDY G. HUGHES AND MARK A. HUGHES, WIFE AND HUSBAND**, 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 parts of Lots Nos. 133, 134, and 135 in the East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at the northeast corner of South 11th Street, formerly Smith Avenue and Boscobel Street, formerly Magnolia Street; thence with the easterly margin of South 11th Street northerly 42 feet; thence westwardly parallel with Boscobel Street, 140 feet to the westerly margin of an alley; thence with said alley southwardly 42 feet to the northerly margin of Boscobel Street with the northerly margin of said street, westwardly 140 feet to the beginning.

Being the same property conveyed to Pensco Trust Company Custodian FBO J. Rodney Barlow as to 64% and J. Rodney Barlow Living Trust, J. Rodney Barlow Trustee as to 36% as tenants in common by deed from Isaac Wantland and wife Jennifer Wantland of record in Instrument 200607180086350, Register's Office for Davidson County, Tennessee, dated July 14, 2006.

Being part of the same property conveyed to Woodland Street Partners, LLC, by Deed from J. Rodney Barlow Living Trust and Pensco Trust Company, Custodian FBO J. Rodney Barlow Living Trust of record in Instrument No. 20120910-0081963, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded September 10, 2012.

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 321 S. 11th 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 26th day of February, 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 26th day of February, 2014.

_____
Notary Public

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

My Commission Expires:

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 26th day of February, 2014.

_____
Notary Public

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

My Commission Expires: