

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 21ST DAY OF MARCH, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodland Street Partners, LLC	Same as new owner	07209015500
	(NAME)	
408 Taylor Street, Ste 202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth Virginia Newland, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF LOT NO. 30 ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE STULL LANDS, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 30 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SPAIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH VIRGINIA NEWLAND BY DEED FROM CLETUS SPICER, AN UNMARRIED MAN OF RECORD IN BOOK 4814, PAGE 714, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

LINDA NICHOLSON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ELIZABETH VIRGINIA NEWLAND, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140325-0024363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 908 Spain Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 21st day of March, 2014.

BILL GARRETT, Davidson County
Trans:T20140019777 DEEDWARR
Recvd: 03/25/14 11:07 2 pgs
Fees:13.00 Taxes:333.00
20140325-0024364

WARRANTY DEED
(Continued)

Elizabeth Virginia Newland
Elizabeth Virginia Newland

By: Linda Nicholson, Attorney-in-Fact
Linda Nicholson, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 21st day of March, 2013, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Linda Nicholson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Virginia Newland and acknowledged that such person executed the same as the free act and deed of Elizabeth Virginia Newland.

Witness my hand and seal, this 21st day of March, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072