BILL GARRETT, Davidson County
Trans:T20140025668 DEEDWARR
Recvd: 04/16/14 11:35 6 pgs
Fees:33.00 Taxes:296.00
20140416-0031765

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B
BMTE FILE 14607

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Woodland Street Partners, LLC 408 Taylor Street, Ste. 202 Nashville, TN 37208	New Owner	072-14-00-211.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jesse Eugene Russell, Erica A. Russell, Frank D. Russell, Jr., Bobby Lee Russell, Sr., Richard Russell, Ronnie Jerome Russell, Larry Lorroll Russell, James Randall Russell, Joe Edward Russell, Annie Delores Davis a/k/a Ann Davis, Willis Leon Morton and Vonda M. Morton a/k/a Vonda M. Barker (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Woodland Street Partners, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 and the west 25 feet of Lot No. 13 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-24 Brownsville Addition of record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Said plot and part of said lot adjoin and front together 75 feet on the southerly side of Straightway Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Athon Booker and wife, Mary Louise Booker by Warranty Deed from Lucy Stiles Rice, James Harold Stiles, Sr., Louise Stiles Swann, Enoch A. Stiles, Mabel C. Stiles Ward, and Marguerite Stiles Brown only living children of Debbie Stiles, and Ryman E. Buchanan and Charmaine Gossett, only children of Minnie Evelyn Stiles Buchanan, deceased, who are all of the heirs at law of Debbie Stiles and all of the Devisees of her Will, recorded on the 13th day of May, 1969 in Deed Book 4332, Page 635, in the Register's Office of Davidson County, Tennessee. Athon Thomas Booker died on July 2, 1983 and title vested in Mary Louise Booker and the sole surviving tenant by the entirety. Mary Louise Booker died on September 10, 1985. In her Last Will and Testament, Probate Case 77303, she devised the subject real property to her heirs, Mildred Louise Morton, Frank D. Russell, Annie Deloris Davis, Richard Russell, Jessie Eugene Russell, Joe Edward Russell, Bobby Lee Russell, Larry Lorroll Russell, Ronnie Jerome Russell and James Randall Russell in fee in equal shares. At the time of Frank D. Russell, Sr. death on July 10, 1995, he had one-tenth undivided interest which passed by operational of law to his heirs, Frank D. Russell, Jr. and Erica A. Russell. At the time of death of Mildred Louise Morton on November 4, 2008, she had one-tenth undivided interest which passed by operational law to her heirs, Willis Leon Morton and Vonda M. Morton a/k/a Vonda N. Barker. These relationships are supported by certain affidavit of heirship recorded simultaneously with this deed.

This is improved real property located on 1520 Straightway Avenue, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of DR. E. T. Brown's Subdivision of Lots 21-26 of Brownsville Addition, as recorded in Plat Book 332, Page 91, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $80,000.00.
(
(
(Subscribed and sworn to before me
(this 11th day of April, 2014.
(
(
(My Commission Expires: 1-24-15

Affiant

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 11th day of April, 2014.

Jesse E. Russell By Ronnie Jerome Russell
Jesse Eugene Russell by: Ronnie Jerome Russell, Attorney in Fact

Frank D. Russell by Erica Amanda Russell
Frank D. Russell by: Erica Amanda Russell, Attorney in Fact

Erica A. Russell a/k/a Erica Amanda Russell

Bobby Lee Russell, Sr. a/k/a Bobby L. Russell, Sr.

Ronnie Jerome Russell a/k/a Ronnie J. Russell, Sr.

Richard Russell

Larry Dorroll Russell a/k/a Larry L. Russell

James Randall Russell, Sr. a/k/a James R. Russell, Sr.

Joe Edward Russell a/k/a Joe E. Russell

Annie Deloris Davis a/k/a Ann Davis

Willis Leon Morton

Vonda M. Morton a/k/a Vonda M. Barker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ronnie Jerome Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Jessie Eugene Russell a/k/a Jessie E. Russell and who acknowledged that he executed the same as the free act and deed of the said Jessie Eugene Russell a/k/a Jessie E. Russell.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires:_____ Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Erica Amanda Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Frank D. Russell and who acknowledged that he executed the same as the free act and deed of the said Frank D. Russell.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Erica A. Russell a/k/a Erica Amanda Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bobby Lee Russell, Sr. a/k/a Bobby L. Russell, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Richard Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ronnie Jerome Russell, Sr. a/k/a Ronnie J. Russell, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Larry Lorroll Russell a/k/a Larry L. Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James Randall Russell, Sr. a/k/a James R. Russell, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Joe Edward Russell a/k/a Joe E. Russell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Annie Delores Davis a/k/a Ann Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Willis Leon Morton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Vonda M. Morton a/k/a Vonda M. Barker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this _____ day of April, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017