Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Toni Beltyea
Affiant

Subscribed and sworn to before me, this 1st day of April, 2014

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Woodland Street Partners, LLC	New Owner	07214007301
1121-1125 Chester Avenue		07214007200
Nashville, TN		07214007300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JSJP, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Woodland Street Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I Map and Parcel 072140073.00

Land in Davidson County, Tennessee being Lot No 7 pn the map of the Home Lot in Chesterfield Place as of record in Book 431, page 5 Register's Office of Davidson County, Tennessee.

Said lot No & fronts 51 feet on the northerly side of Chester, formerly Chesterfield Avenue and extends back 275 feet feet on the westerly line and 258.5 feet on the easterly line to an alley measuring 50 feet thereon.

Tract II Map and Parcel 072140073.01

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9 on the Map of the Home Lot in Chesterfield Place as of record in Book 421, page 5, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 8 and 9 front together 101 feet on the northerly side of Chester, formerly Chesterfield Avenue and runs back 254 feet on the easterly line and 258.5 feet on the westerly line to an alley measuring 100 feet thereon.

Being the same property conveyed JSJP, LLC, a Tennessee limited liability company, by Warranty Deed from Main Star Investments, LLC, a Tennessee limited liability company, recorded on May 1, 2014 and filed for record in Instrument Number 20140501-0036656, Register's Office for Davidson County, Tennessee.

Tract III Map and Parcel 072140072.00

BILL GARRETT, Davidson County
Trans:T20140029755 DEEDWARR
Recvd: 05/01/14 09:34 2 pgs
Fees:13.00 Taxes:1702.00
20140501-0036657

Tract III Map and Parcel 072140072.00

Being Lot No 10 in the Subdivision of Chesterfield Home Lot a plan of which is of record in Book 421, page 5 Register's Office of Davidson County, Tennessee.

Said Lot 10, fronts 50 feet on the northerly side of Chesterfield Avenue and runs back between parallel lines 254 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Main Star Investments LLC a Tennessee Limited Liability Company by Deed from Phyllis Ann Freeman, Freemon and James Allan Freeman and Frank Ray Freeman, Devisees under the Will of Charlie Wade Freeman Deceased, dated December 9th, 2008 and filed for record in Instrument Number 20081229-0122979 Register's Office of Davidson County, Tennessee.

This property is improved property known as **1121-1125 Chester Avenue, Nashville, TN,**

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1st day of April, 2014.

JSJP, LLC
A Tennessee limited liability company

By: _____
Josh Morant
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **Josh Morant, Sole Member of JSJP, LLC a Tennessee limited liability company,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member.**

Witness my hand and official seal this 1st day of April, 2014.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014032998