BILL GARRETT, Davidson County
Trans:T20140030017 DEEDWARR
Recvd: 05/01/14 15:51 2 pgs
Fees:13.00 Taxes:303.40
20140501-0036998

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 $82,000.00 Affiant Subscribed and sworn to before me, this the 30th day of April, 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		081-08-0-248.00
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, **RALPH P. BOYD AND WIFE, CASSIE V. BOYD**, 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. 5 on the Plan of Bainbridge's Re-Subdivision of Lots 463, 465, 469 and 471 on the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 2330, Page 43, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 45 feet on the northerly margin of Buchanan Street and runs back between parallel lines 129.7 feet with the easterly margin of Lot 4 and 142.9 feet with the westerly margin of Lot 6 to a dead line, measuring 47.3 feet thereon.

Being the same property conveyed to Ralph P. Boyd and wife, Cassie V. Boyd by deed from Horace Buford and wife, Emma C. Buford of record in Book 4320, page 844, Register's Office for Davidson County, Tennessee, dated March 19, 1969 and recorded on March 27, 1969.

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 508 Buchanan St., Nashville, TN 37208.

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 30th day of April, 2014.

Ralph P. Boyd
Ralph P. Boyd

Cassie V. Boyd
Cassie V. Boyd

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 Ralph P. Boyd and Cassie V. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014