BILL GARRETT, Davidson County
Trans:T20140032891 DEEDWARR
Recvd: 05/12/14 15:29 2 pgs
Fees:13.00 Taxes:444.00
20140512-0040646

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 $120,000.00. Affiant Subscribed and sworn to before me, this the 9th day of May, 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		071-16-263.00 (Tract 1)
Nashville, TN 37208		071-16-262.00 (Tract 2)

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, **MATTIE HARRIS SPANN, UNMARRIED,** 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:

TRACT 1: (Map/Par 071-16-263.00)

Land in Davidson County, Tennessee, being Lot No. 277 and the northerly one-half of Lot No. 278 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 277 and the northerly part of Lot No. 278 front together 45 feet on the westerly side of North Eighth Street, and runs back between parallel lines, 165 feet to an alley.

TRACT 2: (Map/Par 071-16-262.00)

Land in Davidson County, Tennessee, being Lot Nos. 275 and 276 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said lots front together 60 feet on the westerly side of North Eighth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to William O. Spann and wife, Mattie Spann by Warranty Deed from Stanford Hills Co., of record in Book 3678, Page 562, Register's Office for Davidson County, Tennessee, dated February 13, 1964 and recorded on February 14, 1964. (TRACT 1)

Being the same property conveyed to Mattie Harris Spann by Deed from William O. Spann, of record in Book 7656, Page 660, Register's Office for Davidson County, Tennessee, dated August 3, 1988 and recorded on September 20, 1988. (TRACT 1)

Being also known as 1204 N. 8th St., Nashville, TN 37207.

Being the same property conveyed to William O. Spann and wife, Mattie H. Spann by Warranty Deed from Carlton Glenn and wife, Virginia L. Glenn, of record in Book 4475, Page 32, Register's Office for Davidson County, Tennessee, dated December 31, 1970 and recorded on January 20, 1971. The said William O. Spann and Mattie H. Spann having since divorced. (TRACT 2)

Being also known as 1206 N. 8th St., Nashville, TN 37207.

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.

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 9th day of May, 2014.

Mattie Harris Spann

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 Mattie Harris Spann, 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 9th day of May, 2014.

Notary Public

My Commission Expires: 9-9-2014

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