BILL GARRETT, Davidson County
Trans:T20140037569 DEEDQC
Recvd: 05/29/14 14:36 3 pgs
Fees:17.00 Taxes:0.00
20140529-0046310

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Woodland Street Partners, LLC 408 Taylor St., Suite 202 Nashville, TN 37208	New Owner(s)	071-16-263.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract of land:

PROPERTY DESCRIPTION OF 1204 N. 8th St., Nashville, TN 37207- ***See Parcel 263 on Survey by S & A Surveying, Inc., Attached Hereto as Exhibit A***

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.

Being *part of* the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company, by deed from Mattie Harris Spann, unmarried, of record in Instrument No. 20140512-0040646, dated May 9, 2014, recorded on May 12, 2014.

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.

This is real property also known as 1204 N. 8th St., Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29 day of May, 2014.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 29 day of May, 2014.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Name: Brett M. Diaz
Title: Member

By:_____
Name: Zachary K. Thomas
Title: Member

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 Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29 day of May, 2014.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

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 Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

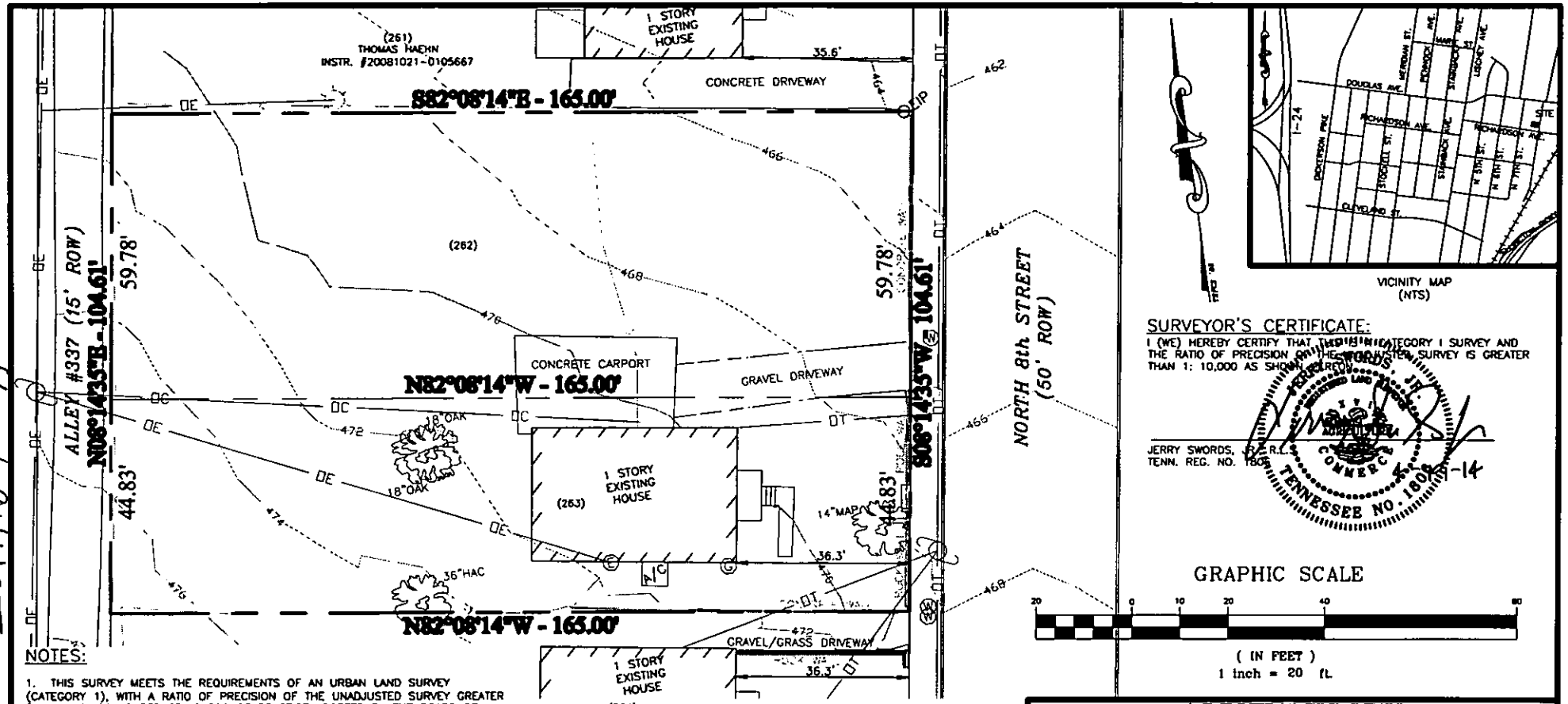
Witness my hand and seal this 29 day of May, 2014.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Exhibit "A"



VICINITY MAP
(NTS)

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1802

4-12-14

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
3. PROPERTY IS ZONED RS5.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0209F DATED APRIL 20, 2001.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

DEED REFERENCE:
BEING PROPERTY CONVEYED TO MATTIE HARRIS SPANN BY DB 7656, PG 660, R.O.D.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NOs. 262 & 263 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 71-16.

PLAT REFERENCE:
BEING LOTS 275, 276, 277 & THE NORTHERLY HALF OF 278 AS SHOWN ON THE MAP OF OAKWOOD PARK, PB 421, PG 12, R.O.D.C.

TOTAL AREA = 17,260 SQUARE FEET OR 0.396 ACRES

AS BUILT SURVEY

1204-1206 NORTH 8th STREET

Map 71-16, Parcel 262, 263

SIXTH COUNCILMANIC DISTRICT–DAVIDSON COUNTY–TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564

PROJ.: 14-032	DATE: 4/12/14	SHEET 1 OF 1