BILL GARRETT, Davidson County
Trans:T20140037569 DEEDQC
Recvd: 05/29/14 14:37 3 pgs
Fees:17.00 Taxes:0.00
20140529-0046312

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	072-14-0-211.00 (part of) & 072-14-0-212.00

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(s) of land:

PROPERTY DESCRIPTION OF LOT 13- ***See Survey by Thornton & Associates, Inc., Attached Hereto as Exhibit A***

Tract 1: Land in Davidson County, Tennessee, being the west 25 feet of Lot No. 13 on the Plan 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 the property.

Being *part of* the same property conveyed to Woodland Street Partners, LLC, by deed from 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, of record in Instrument No. 20140416-0031765, dated April 11, 2014, recorded April 16, 2014.

This is improved property also known as *part of* 1520 Straightway Ave., Nashville, TN 37206.

&

Tract 2: Land in Davidson County, Tennessee, being the east one-half of Lot No. 13 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Woodland Street Partners, LLC, by deed from Willis Leon Morton and Vonda M. Morton a/k/a Vonda M. Barker, of record in Instrument No. 20140416-0031758, dated April 11, 2014, recorded April 16, 2014.

This is unimproved property also known as 1522 Straightway Ave., Nashville, TN 37206.

The purpose of this Quitclaim Deed being to unite/combine the parts of Lot 13 (Tract 1 and Tract 2) such that the combined Tract(s) constitutes the entirety of Lot 13.

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

Notary Public

My commission expires:
(Affix Seal)

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 ____ 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 and 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 the Member(s) of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/they, 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.

Notary Public

My Commission Expires:

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

Exhibit A

NOTES:

1. This survey meets the requirements of a "General Property Survey", as per standards of practice 0820-3-.07(1), and also meets the requirements of an "Urban and Subdivision" (Category 1) survey. The ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.
2. Bearings are based on Tennessee State Plane Grid North (NAD 83).
3. Distances were measured with E.D.M. and G.P.S. equipment. E.D.M. distances have been corrected for temperature, barometric pressure and reduced to the grid.
4. This survey was made using the latest recorded deeds/plats of record. Surveyor was not furnished a title report.
5. This property is not located in a "Special Flood Hazard Area" and is designated as Zone "X" per FEMA FIRM MAP No. 47037C0228F.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and\or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Survey For: Woodland Property Management.
8. Current Zoning: R6, One &Two Family, 6,000 Square Foot Lot.
9. Field survey date(s): 12/18/2013.

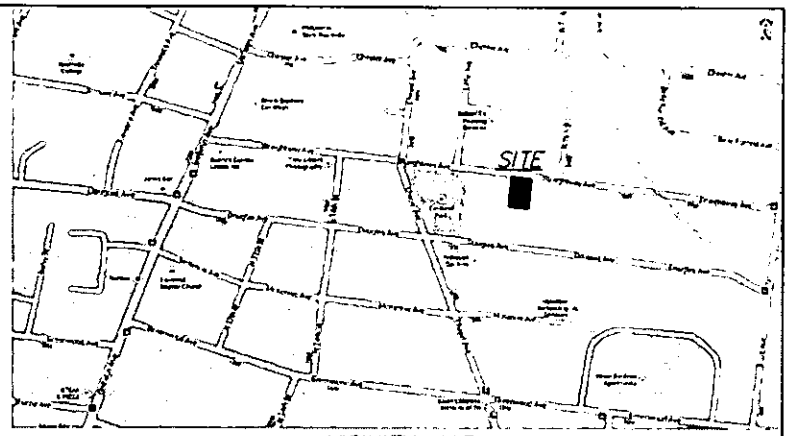
LEGEND

- PROPERTY LINE
- FENCE LINE
- ELECTRIC LINE
- CONC. MONUMENT (O)
- 1/2" REBAR (O) W/O CAP (UNLESS OTHERWISE NOTED)
- 1/2" REBAR (N) W/ CAP STAMPED SEXTON 2400
- POST (O)
- WATER METER
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE

GRID NORTH NAD 83

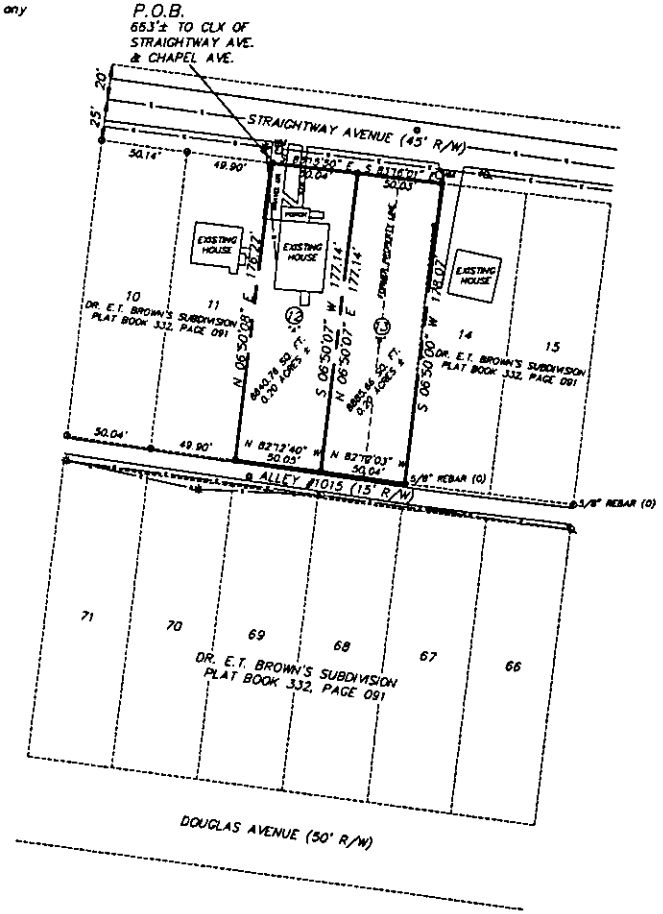
50' 25' 0' 50' 100'

SCALE 1" = 50'



VICINITY MAP

N.T.S.



PROPERTY TABLE

PROPERTY	OWNER	PARCEL ID#	DEED BOOK,PAGE or INST. No.-R.O.D.C., TN
"A"	ANON BOOKER, ET UX 1520 STRAIGHTWAY AVENUE	07214021100	DB 4332, PG 635 LOT 12 & P/O 13, DR. E.T. BROWN'S S/D PB 332, PG 091
"B"	MILDRED LOUISE MORTON 1522 STRAIGHTWAY AVENUE	07214021200	200003230029217 P/O LOT 13, DR. E. T. BROWN'S SUBDIVISION PB 332, PG 091

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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BOUNDARY SURVEY

OF THE
BOOKER AND MORTON PROPERTIES
1520 & 1522 STRAIGHTWAY AVENUE
METRO PID #07214021100 & 07214021200
DB 4332, PG 635 & INST. NO. 200003220029217
SIXTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 12/19/2013

DRAWN BY: CBS CHECKED BY: SS PROJECT #13-1847