BILL GARRETT, Davidson County
Trans:T20140040572 DEEDWARR
Recvd: 06/09/14 15:23 2 pgs
Fees:13.00 Taxes:425.50

20140609-0050112

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 $115,000.00. Affiant Subscribed and sworn to before me, this the 6th day of June, 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		09401042600
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, **ARNOLD J. MARKS, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS, LLC, A TENNEESSEE 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. 186 on the Plan of Edgefield land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 186 fronts 50 feet on the north side of long Avenue and runs back between parallel Lines 150 feet to an alley.

Being the same property conveyed to Arnold J. Marks and wife, Sharron J. Marks by deed from William T. Pickard and wife, Ethel R. Pickard of record in Book 4275, page 841, Register's Office for Davidson County, Tennessee, dated October 04, 1968 and recorded on October 07, 1968.

Being the same property conveyed to Arnold J. Marks by deed from Sharon J. Marks of record in Instrument No. 20020117-0006926 Register's Office for Davidson County, Tennessee, dated January 15, 2002 and recorded on January 17, 2002.

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 also known as 1609 Long Ave., Nashville, TN 37206.

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 6th day of June, 2014.

Arnold J. Marks

Arnold J. Marks

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 Arnold J. Marks, 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 6th day of June, 2014.

J. Brandon Miller

Notary Public

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

My Commission Expires: 9-9-2014

Sharon J. Marks

Sharon J. Marks

Sharon J. Marks, spouse of Arnold J. Marks, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

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 Sharon J. Marks, 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 6th day of June, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

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