BILL GARRETT, Davidson County
Trans:T20140041634 DEEDWARR
Recvd: 06/12/14 14:40 2 pgs
Fees:13.00 Taxes:430.68
20140612-0051459

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 $116,400.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 10th day of June, 2014. J. Brandon Miller 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		083-05-0-331.00 (part of)
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, **PATRICK T. STRUBBE AND WIFE, ERIKA K. STRUBBE**, 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. 2 on the Plan of Final Plat, The Weakley Home Place, Lot 24, Revision 1 of record in Plat at Instrument No. 20140606-0049153, 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 Patrick T. Strubbe and wife, Erika K. Strubbe by Warranty Deed from Erica Bell n/k/a Erica Bell Vick and husband, Phillip Vick of record in Instrument No. 20070829-0103694 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 29, 2007.

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 unimproved property also known as *part of* 1413 Sumner Avenue, 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 10th day of June, 2014.

Patrick T. Strubbe by Scott Troxel as Attorney in Fact

Patrick T. Strubbe by Scott Troxel
as Attorney in Fact

Erika K. Strubbe by Scott Troxel as Attorney in Fact

Erika K. Strubbe by Scott Troxel
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2014, before me personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patrick T. Strubbe as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Patrick T. Strubbe.

Witness my hand and seal this 10th 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2014, before me personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erika K. Strubbe as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Erika K. Strubbe.

Witness my hand and seal this 10th 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