BILL GARRETT, Davidson County
Trans:T20140054887 DEEDWARR
Recvd: 07/29/14 15:28 2 pgs
Fees:13.00 Taxes:51.80
20140729-0067542

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $14,000.00. Affiant Subscribed and sworn to before me, this the 25th day of July, 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 Street, Ste. 202		081-15-356.00
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, **B. LEIGHTON THOMAS, A MARRIED MAN,** 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 the easterly 30 feet of Lot No. 17 on the Map of Bransford Realty Co's Resubdivision of part of Manlove's Addition, of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 30 feet on the southerly side of Knowles, formerly Thompson Street and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to B. Leighton Thomas, an unmarried person by Warranty Deed from Low Income Housing Partners #2, a Tennessee limited liability Company, of record in Instrument No. 200008310086455, Register's Office for Davidson County, Tennessee, dated August 15, 2000 and recorded on August 31, 2000.

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 known as 1715 Knowles Street, Nashville, TN 37208.

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 25th day of July, 2014.

B. Leighton Thomas

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2015

STATE OF CT
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named B. Leighton Thomas, 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 25th day of July, 2014.

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2015

Maria C. Miller
Notary Public

My Commission Expires: 8/31/2015

Kelly Thomas, spouse of B. Leighton Thomas, 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.

Kelly Thomas

STATE OF CT
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Thomas, 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 25th day of July, 2014.

Maria C. Miller
Notary Public

My Commission Expires: 8/31/2015

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2015