BILL GARRETT, Davidson County
Trans:T20140064987 DEEDWARR
Recvd: 09/02/14 14:49 2 pgs
Fees:13.00 Taxes:233.10
20140902-0079945

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2014.

Notary Public

My commission expires: 7-2-2018

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		07115017200
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, **TERRY F. CHRISTISON, TRUSTEE OF THE 1317 PENNOCK AVE TRUST**, 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. 257 and the northerly one-half of Lot 258 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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. 257 and part of Lot No. 258 front together 37-1/2 feet on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to 1317 Pennock Ave Trust, by and through Terry F. Christison, Trustee by Decree for Redemption from The Metropolitan Government of Nashville and Davidson County in Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee of record in Instrument No. 20110804-0069453 Register's Office for Davidson County, Tennessee, dated August 4, 2014 and recorded on August 4, 2014.

Being the same property previously conveyed to Equity Trust Co, Custodian FBO Edward Meek IRA by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20110211-0012187 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on February 11, 2011.

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 1317 Pennock Ave., Nashville, TN 37207.

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 28th day of August, 2014.

1317 Pennock Ave. Trust

Terry F. Christison, Trustee

Terry F. Christison, Individually

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 Terry F. Christison, 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, and who further acknowledged that he/she is the Trustee of the 1317 Pennock Ave Trust and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 28th day of August, 2014.

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 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 Terry F. Christison, 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 the 28th day of August, 2014.

Notary Public

My Commission Expires:

BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018