BILL GARRETT, Davidson County
Trans:T20140067553 DEEDWARR
Recvd: 09/10/14 15:48 3 pgs
Fees:18.00 Taxes:75.11
20140910-0083072

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $20,300.00 Affiant Subscribed and sworn to before me, this the 9th day of September, 2014. Carmen Coats Notary Public My commission expires:

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		07112009800
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, **BETTY CHAPMAN, UNMARRIED**, 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:

Being a portion of the tract of land known as the Betty Chapman property (DB 9793, PG 638) in the Fifth Councilmanic District of Davidson County, Tennessee bounded in general on the north by Cherokee Ave., east by Jackson, south by Harper and RWL and west by the remainder of Chapman and being further described as follows.

Beginning at a point in the south Right-of-Way of Cherokee Avenue, being South 79 deg. 31 minutes East - 1620 feet from the east Right-of-Way of Jones Avenue. Said Point being the common corner with said Betty Chapman and being the northwest corner of the herein described property.

Thence, with the south Right-of-Way of Cherokee Avenue, South 79 deg. 31 minutes 26 seconds East - 62.50 feet to a point, at the northwest corner of Henry T. and Weader Hall Jackson (DB 2861, PG 333);

Thence, with the west line of Jackson, South 09 deg. 54 minutes 30 seconds West - 324.28 feet to a point, in the north line of Herschell K. and Elizabeth Harper (DB 6101, PG 857);

Thence, with the north line of Harper and RWL Properties, LLC (Instr. #20040819-0100333), North 75 deg. 02 minutes 56 seconds West - 62.50 feet to a point, the southeast corner of the aforementioned Chapman;

Thence, on a new severance line of Chapman, North 09 deg. 51 minutes 56 seconds East - 319.40 feet to the POINT OF BEGINNING and containing 0.461 acres more or less. Described by survey dated 09-04-14, prepared by Jerry Swords, Jr., Tennessee RLS No. 1806

Being a portion of the same property conveyed to Edwin W. Kerr and wife, Hattie Irene Kerr by deed from Ruby Griffey Graves, a widow of record in Book 3254, page 533, Register's Office for Davidson County, Tennessee, dated August 1, 1961 and recorded on August 2, 1961.

Being a portion of the same property conveyed to Betty Chapman by deed from Edwin W. Kerr and wife, Hattie Irene Kerr of record in Book 9793, page 638, Register's Office for Davidson County, Tennessee, dated September 6, 1995 and recorded on September 13, 1995.

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 838 Cherokee 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 5th day of September, 2014.

Betty Chapman

Betty Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

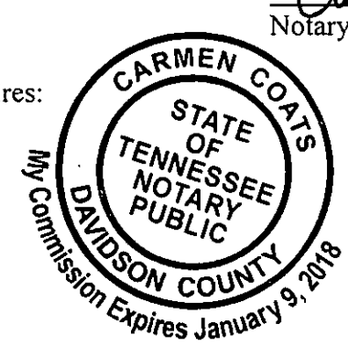
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

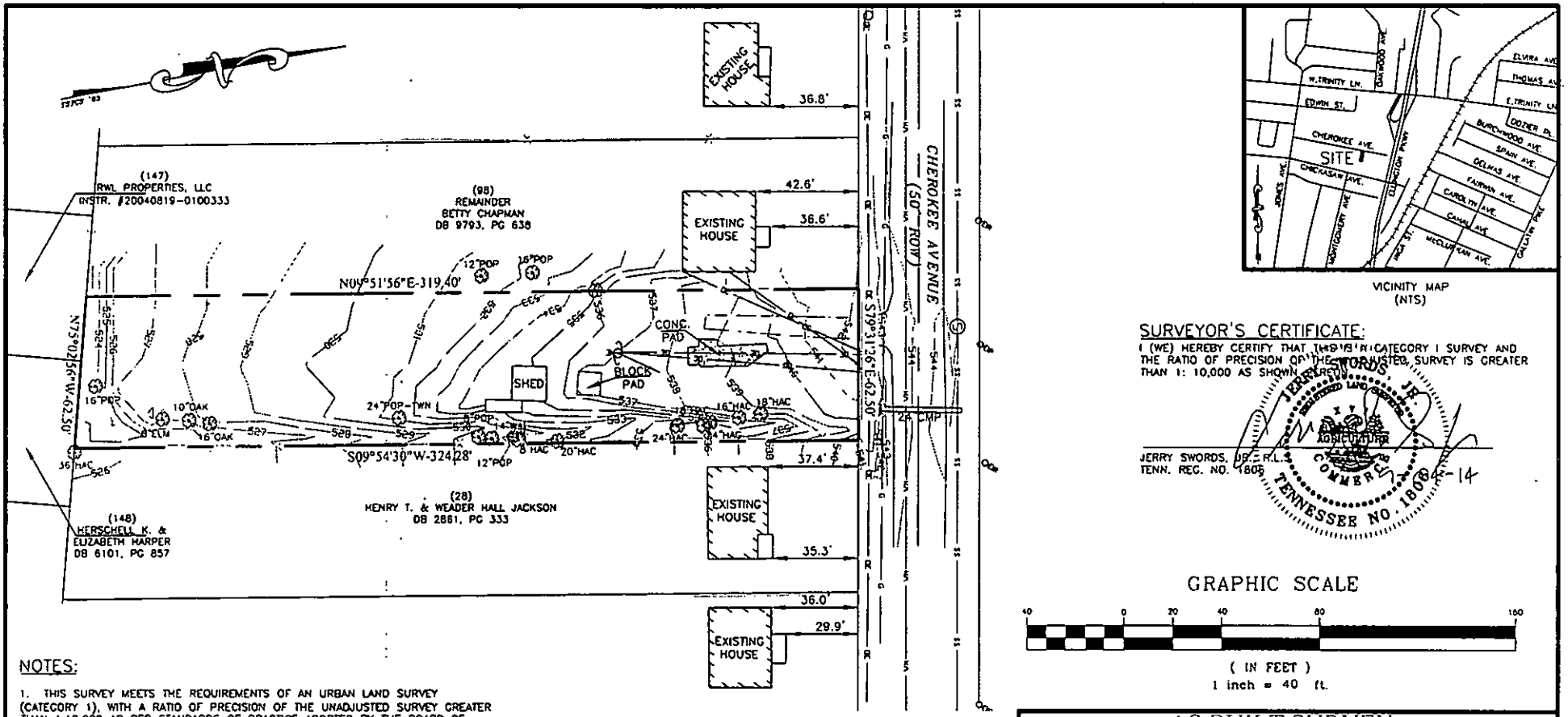
Witness my hand and seal this 9th day of September, 2014.

Carmen Coats

Notary Public

My Commission Expires:





VICINITY MAP
(NTS)

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, JR. R.L.S.
TENN. REG. NO. 1806

JERRY SWORDS, JR. — LICENSED LAND SURVEYOR — TENNESSEE NO. 1806 — COMMERCIAL

14-14

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
3. PROPERTY IS ZONED IWD.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0209F, DATED APRIL 20, 2001.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

DEED REFERENCE:

BEING PROPERTY CONVEYED TO BETTY CHAPMAN BY DEED 9793, PAGE 638, R.O.D.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 98 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 71-12.

PLAT REFERENCE:

BEING PART LOT 34 AS SHOWN ON THE PLAN OF WALNUT GROVE, PB 332, PG 34, R.O.D.C.

TOTAL AREA = 20,075 SQUARE FEET OR 0.461 ACRES

AS BUILT SURVEY

838 CHEROKEE AVENUE

Map 71-12, Parcel 98

FIFTH COUNCILMANIC DISTRICT-DAVIDSON COUNTY-TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564

PROJ.: 14-065	DATE: 9/04/14	SHEET 1 OF 1