BILL GARRETT, Davidson County
Trans:T20140070009 DEEDWARR
Recvd: 09/18/14 14:05 2 pgs
Fees:13.00 Taxes:370.00
20140918-0085820

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

**WARRANTY DEED**

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Woodland Street Partners, LLC<br>408 Taylor St., #202<br>Nashville, TN 37208 | Same address as new owner | 094010126.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SINCLAIR E. WRIGHT, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 8 on the Plan of Subdivision of Lot no. 3 of N.H. Hobson's Subdivision as of record in Book 421, page 78, Register's Office for Davidson County, Tennessee, described according to a loan survey made by T.R. Sanford Surveyor, August 20, 1954, as follows:

Beginning at a point in the westerly margin of South 12th Street, being the common corner of Lots 7 and 8 on said plan; thence with the line between said lots westerly 150 feet to the easterly margin of a 15 foot alley; thence northerly with said margin of said alley, 32.8 feet to a point; thence easterly 149 feet, more or less, to the westerly margin of South 12th Street; thence with said margin of said Street southerly 45 feet to the point of beginning.

Being the same property conveyed to Sinclair E. Wright, unmarried, by Warranty Deed from Robert B. Beck and wife, Martha Beck, dated 6/28/2000, recorded 6/30/2000, of record in Instrument No. 20000630-0065160, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 716 South 12th Street, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2014.

Sinclair Wright

**SINCLAIR E. WRIGHT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sinclair E. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2014.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 8/18/18