BILL GARRETT, Davidson County
Trans:T20140075476 DEEDWARR
Recvd: 10/06/14 15:28 2 pgs
Fees:13.00 Taxes:37.00
20141006-0092581

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 $10,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 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		0810603070021
Nashville, TN 37206		

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, **LESTER WILLIAMS, 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:

Being a certain tract of land known as the Lester Williams property (Instr. #20020528-0063965) in the Second Councilmanic District of Davidson County, Tennessee bounded in general on the north by Simpkins St., east by Summers, Bonner and Jordan, south by Douglas and Childrey and on the west by Chidrey and being further described as follows.

Beginning at a point in the south Right-of-Way of Simpkins Street, being North 85 deg. 29 minutes West - 122 feet from the west Right-of-Way of 23rd Avenue North. Said point being the common corner with Danyelle Summers (Instr. #20080206-0012375) and being the northeast corner of the herein described property.

Thence, with the west lines Summers, Roger C. and Dorothy Bonner (DV 2907, PG 478) and Maggie Jordan (Instr. #20040310-0027259), South 02 deg. 58 minutes 51 seconds West - 138.00 feet to a point in the north line of Frances V.F. Douglas (DV 54, PG 237);

Thence, with the north lines of Douglas and Kaden John Anthony Childrey (Instr. #20130903-0092771), North 85 deg. 29 minutes 16 seconds West - 50.00 feet to a point;

Thence, with the east line of Childrey, North 02 deg. 58 minutes 43 seconds East - 138.00 feet to a point in the south Right-of-Way of Simpkins Street;

Thence, with the south Right-of-Way of Simpkins Street, South 85 deg. 29 minutes 10 seconds East - 50.00 feet to the POINT OF BEGINNING and containing 6,900 square feet or 0.158 acres more or less.

Being the same property conveyed to Roy W. Autenreith and wife, Elizabeth W. Autenreith by deed from Samuel W. Chrisman, a widower of record in Book 4849, page 348, Register's Office for Davidson County, Tennessee, dated September 4, 1974 and recorded on September 4, 1974.

Being the same property conveyed to Roy W. Autenrieth by deed from Elizabeth W. Autenrieth of record in Book 9408, page 308, Register's Office for Davidson County, Tennessee, dated July 14, 1994 and recorded on July 15, 1994.

Being the same property conveyed to Lester Williams by deed from Linda Williams, Carol Hammond and Amy Wigger, Co- Trustees of the Roy W. Austenrieth Testamentary Trust of record in Instrument No. 20020528-0063965 Register's Office for Davidson County, Tennessee, dated May 9, 2002 and recorded on May 28, 2002.

This is unimproved property also known as 1723 Simpkins St., 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 3rd day of October, 2014.

Lester Williams

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 Lester Williams, 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 3rd day of October, 2014.

Notary Public

My Commission Expires: 7-2-2018

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

Linda Williams, spouse of Lester Williams, 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.

Linda Williams

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 Linda Williams, 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 3rd day of October, 2014.

Notary Public

My Commission Expires: 7-2-2018

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