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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083816 DEEDWARR
Recvd: 11/06/14 09:25 2 pgs
Fees:13.00 Taxes:477.30
20141106-0102482

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of November, 2014.

NOTARY PUBLIC

My commission expires:

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

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 408 Taylor St., Ste. 202 Nashville, TN 37208	Same address as new owner	082-12-0-076.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Nine Thousand and 00/100 Dollars ($129,000.00), 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, **JUAN REINA, A MARRIED MAN**, 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:

Being Lot Number 4 in the Subdivision of the Home Block of Nell S. Brown Addition to Nashville, Tennessee, a Plan of which is of record on Page 100 of the Plan Book Number 2, of the Chancery Court of Davidson County, Tennessee. Said Lot Number 4 fronts 50 feet on the East side of Nell Avenue, between Smiley and Georgia Streets, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Juan Reina, by Trustee's Deed from Brian J. Brumback, Co-Trustee, dated May 31, 2006 and recorded June 27, 2006, of record in Instrument Number 20060627-0076905, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 207 Neill Avenue, Nashville, TN , 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 are being paid at closing.

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.

This property was not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 3rd day of November, 2014.

JUAN REINA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Juan Reina, 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 3rd day of November, 2014.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY