BILL GARRETT, Davidson County
Trans:T20140085425 DEEDWARR
Recvd: 11/12/14 15:19 2 pgs
Fees:13.00 Taxes:33.30
20141112-0104528

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $9,000.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 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		08111036700
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, **QUINTON L. JONES, 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:

Land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being the Northerly part of Lot No. 304 D.T. McGavocks Addition of record in Plat Book 21 page 41, Register's Office for said County, also being known as Map 81-11, Parcel 367.00 and 1608B 16th Ave. North and more particularly described as follows:

Beginning at an iron pin old in the easterly right-of-way of 16th Ave. North and being the northwest corner of Wilkerson of record in Instrument No. 20140603-0047722;

Thence, with 16th Ave. North, N 33deg. 28 40" W, 25.00 to an iron pin new and being the southwest corner of Parham of record in Book 8528, Page 977;

Thence, with Parhams south line, N 56 deg. 18 06" E, 170.00 to an iron pin new in the southwesterly right-of-way of Alley # 541 (15 ROW);

Thence, with Alley 541, S 33 deg. 28 40" E, 25.00 to the northeast corner of said Wilkerson;

Thence with Wilkersons north line, S 56 deg. 18 06" W, 170.00 to the Point of Beginning and containing 4,250 sq. ft. or 0.097 acres, more or less.

Per Boundary Survey prepared by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, Michael R. Williams R.L.S. TN #1906, dated 10-28-14, Project No. 2014203-53.

Being the same property conveyed to Susie D. Parks, single woman by deed from R.V. Perkerson, Sr. and wife, Elizabeth Perkerson of record in Book 4996, page 542, Register's Office for Davidson County, Tennessee, dated February 3, 1976 and recorded on February 12, 1976.

Being the same property conveyed to Stanley Roberts and Dick Walker by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master, Chancery Court for Davidson County Tennessee by Jo Kemp, Deputy Clerk and Master of record in Book 8033, Page 862, Register's Office for Davidson County, Tennessee, dated January 18, 1990 and recorded on January 29, 1990.

Being the same property conveyed to Quinton L. Jones by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master, Chancery Court for Davidson County Tennessee by Christy Daniel, Deputy Clerk and Master of record in Instrument No. 20040319-0031709 Register's Office for Davidson County, Tennessee, dated November 28, 2000 and recorded on March 19, 2004.

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 1608B 16th Ave. N., Nashville, TN 37208.

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 10th day of November, 2014.

Quinton L. Jones

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Quinton L. Jones, 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 10th day of November, 2014.

Notary Public

My Commission Expires: 3-7-16

PENNY BEDDINGFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 03-07-16