BILL GARRETT, Davidson County
Trans:T20150023158 DEEDWARR
Recvd: 03/30/15 15:16 2 pgs
Fees:13.00 Taxes:329.30
20150330-0027356

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2015.

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		08104019000
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, **MORTGAGEPRO INC, A TENNESSEE CORPORATION**, 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 Davidson County, Tennessee, being the southerly 37 1/4 feet of Lot No. 1 on the Plan of E.L. Woods Subdivision of record in Plat Book 21, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 37 1/4 feet on the westerly side of Third Avenue North and runs back between parallel lines with the northerly margin of Coffee Street 166 feet to an alley.

Being the same property conveyed to Jerry Vinett Jr., Corporation by Warranty deed from Dewey Burnett of record in Instrument No. 20010607-0059706 Register's Office for Davidson County, Tennessee, dated March 26, 2001 and recorded on June 7, 2001.

Being the same property conveyed to MortgagePro Inc, a Tennessee corporation, by Quitclaim Deed from Jerry Vinett Jr., Corporation, a Tennessee Corporation, of record in Instrument 20150330-0027355, said Register's Office, dated March 26, 2015.

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 1901 3rd Avenue North, 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 26th day of March, 2015.

MortgagePro Inc, a Tennessee Corporation

By: _____
Name: Gerald F Vinett, Jr.
Title: Director/Authorized Shareholder

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 Gerald F. Vinett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director/Authorized Shareholder of MortgagePro Inc., a Tennessee corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 26th day of March, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

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