WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Belinda Leslie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF K. THOMAS SIDWELL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1603 WOODLAND, LLC, a Delaware limited liability company	NEW OWNER	083-10-0-185
(NAME)	(NAME)	
111 Powers Street		
(ADDRESS)	(ADDRESS)	
Brooklyn, NY 11211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150026694 DEEDWARR
Recvd: 04/09/15 15:17 2 pgs
Fees:13.00 Taxes:3385.50
20150409-0031449

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Belinda Leslie**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **1603 WOODLAND, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No(s). 1 and 2 on the plan of W. R. Cornelius Jr. Subdivision, as shown on plat of record in Plan Book 57, Page 124. Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lots adjoin and front together 112 feet on the northerly side of Woodland Street, formerly East Lindsley Avenue and runs back between parallel lines along the easterly margin of 16th Street, formerly Hickman Street, 150 feet to an alley.

Being the same property conveyed to Belinda Leslie by Quit Claim Deed dated 06/05/2002 from Bennett P. Keister, an unmarried person of record in Instrument 200206060068592, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per Book 57, Page 124, said Register's Office.
License Agreement of record in Instrument 20120605004894?, said Register's Office.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable. 2015 property taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1603 Woodland Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2015.

Belinda Leslie

State of Tennessee
County of Williamson

Personally appeared before me Belinda Leslie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064