BILL GARRETT, Davidson County
Trans:T20150029604 DEEDWARR
Recvd: 04/20/15 13:30 3 pgs
Fees:18.00 Taxes:1849.63
20150420-0034967

Warranty Deed

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,900.00 Affiant Subscribed and sworn to before me, this the 15th day of April, 2015. Notary Public My commission expires: 6/19/18

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:
Brooke Ellenberger	New Owner	
1825 McEwen Avenue		08310046800
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, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOKE ELLENBERGER, UNMARRIED,** 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 Lot No. 43 on the Plan of Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Chain of Title as to Part One (#1)

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 43 on the Plan of Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denton Lee Ratliff, unmarried by Deed from James L. Coole and wife, Andree-Ellen Gunther Coole of record in Book 5375, page 635, Register's Office for Davidson County, Tennessee, dated December 15, 1978 recorded on December 15, 1978.Being a portion of the same property conveyed to Woodland Street Partners, LLC, A Tennessee Limited Liability Company by Warranty deed from Denton Lee Ratliff, a married man of record in Instrument No. 20130909-0095158 Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 09, 2013.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Woodland Street

Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140116-0004648 Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 16, 2014.

Chain of Title as to Part (#2)

Land in Davidson County, Tennessee, being the westerly 10.0 feet of Lot No. 43 on the Plan of Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Elizabeth Wright, a single person by Deed from Olan Mitchell and wife, Mary B. Mitchell of record in Book 9470, Page 814, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on September 21, 1994.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright (reserving unto herself a life estate) of record in Instrument No. 20080722-0074886, Register's Office for Davidson County, Tennessee, dated July 9, 2008 and recorded on July 22, 2008.

Being a portion of the same property conveyed to Gary Frazier by Deed from Elizabeth Wright, unmarried of record in Instrument No. 20100212-0011211, Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 12, 2010.

Being a portion of the same property conveyed to Gary Frazier, unmarried, as to the fee simple estate, and Elizabeth Wright, unmarried, as to a life estate by Deed from Gary Frazier, unmarried of record in Instrument No. 20110426-0031912, Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 2011.Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Gary Frazier , married, as to the Fee Simple Estate, and Elizabeth Wright, unmarried, as to a Life Estate of record in Instrument No. 20131212-0125952 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 12, 2013.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140116-0004648 Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 16, 2014.

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 improved property also known as 1825 McEwen Avenue, 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 15th day of April, 2015.

Woodland Street Partners, LLC

By:_____
Name: Zachary K. Thomas
Title: Member

By:_____
Name: Brett M. Diaz
Title: Member

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 Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 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

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 Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 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