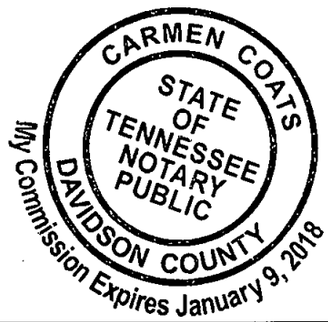
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2015

Notary Public Carmen Coats
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Woodland Street Partners, LLC	SAME	083-02-0-197.00
408 Taylor Street Suite 202		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee of The East Douglas Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Woodland Street Partners, LLC, a Tennessee limited liability company,** their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 96 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of the Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines, 160 feet, more or less, to McKenzie, formerly Hickman Street.

Being the same property conveyed to Amanda Dean, as Trustee of The East Douglas Trust by deed from Bobby Dunlap, Regina Dunlap, Louis T. Dunlap, Jr. and Ella Mae Dunlap on October 29, 2014 of record in Instrument Number 20141120-0106864, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2015, page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1536 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this .

The East Douglas Trust

By Amanda Dean, Trustee

BILL GARRETT, Davidson County
Trans: T20150030944 DEEDWARR
Recvd: 04/23/15 15:11 2 pgs
Fees: 13.00 Taxes: 407.00
20150423-0036579

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee for The East Douglas Trust,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this

My commission expires 7-3-17

Notary Public

