RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150032518 DEEDWARR
Recvd: 04/29/15 14:14 3 pgs
Fees:18.00 Taxes:74.00
20150429-0038416

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April 2015. NOTARY PUBLIC My commission expires: 1/20/2019

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Woodland Street Partners, LLC 408 Taylor St., Ste. 202 Nashville, TN 37208	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 081-11-0-429.00

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and 00/100 Dollars ($20,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOANN SEAGRAVES, MARY CAROLYN SEAGRAVES BOYD, DOROTHY JEAN SEAGRAVES GRAYS, HENRY BROWN, YOLANDA SEAGRAVES TAYLOR, SHORUNDA SEAGRAVES AND JONATHAN ROBERTS, HEIRS OF ALVES H. SEAGRAVES, SR. AND HEIRS AT LAW OF ALVES H. SEAGRAVES, JR.** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the southerly 40 feet of Lot No. 197 on the Map of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 197 fronts 40 feet on the northeasterly side of 14th Avenue, North, formerly Alberta Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Alves Seagraves, a single person, by Installment Deed from Jack J. Cohen and Sam Garfinkle, dated 3/31/1962, recorded 4/9/1962, of record in Book 3370, page 392, in the Register's Office for Davidson County, Tennessee.

The said Alves Seagraves died testate on 4/15/2011. The Last Will and Testament of

Alves H. Seagraves, Sr. devised the subject property to his eldest children, namely, Dorothy (Dortha) Jean Seagraves Grays, Alves H. Seagraves, Jr. also known as Alvis H. Seagraves, Jr., JoAnn Seagraves and Mary Carolyn Seagraves Boyd. The said Alves H. Seagraves, Jr. died intestate on November 14, 2011, his next of kin being four children, Henry Brown, Yolanda Seagraves Taylor, Shorunda Seagraves and Jonathan Roberts. See Affidavits of Heirship of record in Instrument Nos. 20120424-0035129 and 20120316-0022831, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1708 14th Avenue, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of April, 2015.

JoAnn Seagraves - Atty in Fact

JOANN SEAGRAVES

Mary Carolyn Seagraves by JoAnn Seagraves Atty in Fact

MARY CAROLYN SEAGRAVES BOYD, BY JOANN SEAGRAVES, ATTORNEY IN FACT

Dorothy Jean Seagraves by JoAnn Seagraves Atty in Fact

DOROTHY JEAN SEAGRAVES GRAYS, BY JOANN SEAGRAVES, ATTORNEY IN FACT

Henry Brown by JoAnn Seagraves Atty in Fact

HENRY BROWN, BY JOANN SEAGRAVES, ATTORNEY IN FACT

Yolanda Seagraves Taylor by JoAnn Seagraves Atty in Fact

YOLANDA SEAGRAVES TAYLOR, BY JOANN SEAGRAVES, ATTORNEY IN FACT

Shorunda Seagraves by JoAnn Seagraves atty in fact

SHORUNDA SEAGRAVES, BY JOANN SEAGRAVES, ATTORNEY IN FACT

Jonathan Roberts by JoAnn Seagraves atty in fact

JONATHAN ROBERTS, BY JOANN SEAGRAVES, ATTORNEY IN FACT

STATE OF GEORGIA
COUNTY OF Dekalb

Personally appeared before me, a Notary Public, JoAnn Seagraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of April, 2015.

Notary Public

My commission expires: 1/19/2019

MARSHA M HOLDEN FALOHUN MY COMMISSION EXPIRES JAN. 19 2019 DEKALB CO., GEORGIA NOTARY PUBLIC

STATE OF GEORGIA
COUNTY OF Dekalb

On this the 16th day of April, 2015, before me, appeared JoAnn Seagraves, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Mary Carolyn Seagraves Boyd, Dorothy Jean Seagraves Grays, Henry Brown, Yolanda Seagraves Taylor, Shorunda Seagraves, and Jonathan Roberts, and that said instrument was signed in behalf of the said JoAnn Seagraves by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 1/19/2019

MARSHA M HOLDEN FALOHUN MY COMMISSION EXPIRES JAN. 19 2019 DEKALB CO., GEORGIA NOTARY PUBLIC