151489

Davidson County DEEDWARR
Recvd: 05/08/15 13:40 3 pgs
Fees:18.00 Taxes:1064.68
20150508-0042429

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $287,750.00. Affiant Subscribed and sworn to before me, this the 4th day of ~~April,~~ May 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:
Benjamin C. Andrews Barbara Jordan Turri	First Liberty Financial Group LLC	
1317 Pennock Avenue	4520 Ormsby Station Rd #20	071150A00100CO
Nashville, TN 37206	Louisville KY 40223	

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 **BARBARA JORDAN TURRI, UNMARRIED AND BENJAMIN C. ANDREWS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for The Element at Pennock Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141014-0094934 as amended at 20141219-0116563, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 1317 Pennock Avenue Trust by Quitclaim deed from Resource2, Inc. of record in Instrument No. 20010312-0023169 Register's Office for Davidson County, Tennessee, dated March 2, 2001 and recorded on March 12, 2001.

Being a portion of the same property previously conveyed to Equity Trust Co, Custodian FBO Edward Meek IRA by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20110211-0012187 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on February 11, 2011.

Being a portion of the same property conveyed to 1317 Pennock Ave Trust, by and through Terry F. Christison, Trustee by Decree for Redemption from The Metropolitan Government of Nashville and Davidson County in Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee of record in Instrument No. 20110804-0069453 Register's Office for Davidson County, Tennessee, dated August 4, 2014 and recorded on August 4, 2014.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Terry F. Christinson, Trustee of The 1317 Pennock Avenue Trust of record in Instrument No. 20140902-0079945 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 2, 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 1317 Pennock 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 4th day of ~~April,~~ May 2015. JBM

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. JBM

Witness my hand and seal this 4th day of ~~April~~ May, 2015.

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

_____
Notary Public

My Commission Expires: 7-2-2018

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 4th day of April, 2015.

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

_____
Notary Public

My Commission Expires: 7-2-2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith