Warranty Deed

BILL GARRETT, Davidson County
Trans: T20150039263 DEEDWARR
Recvd: 05/20/15 12:14 2 pgs
Fees: 13.00 Taxes: 1073.00
20150520-0046568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2015.

Notary Public

My commission expires: 3/7/17

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
William Joseph Burchfield	Mortgage Investors Group	
1319 Pennock Avenue	8320 East Walker Springs Ln #200	071-15-0A-002.00-CO
Nashville, TN ~~37206~~ 37207	Knoxville, TN 37923	

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 **WILLIAM JOSEPH BURCHFIELD, UNMARRIED,** HEREREINAFTER 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 Unit No. B of The Element at Pennock Avenue, a Horizontal Property Regime with Private Elements of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141014-0094934 and amended in Instrument No. 20141219-0116563 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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. 20140804-0069453 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. Christison, trustee of The 1317 Pennock Ave Trust of record in Instrument No. 20140902-0079945 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 02, 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 1319 Pennock Avenue, Nashville, TN ~~37206~~: 37207

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 May, 2015.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

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 May, 2015.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Carmen Coats
Notary Public

My Commission Expires:

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 May, 2015.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Carmen Coats
Notary Public

My Commission Expires: