Davidson County	DEEDWARR
Recvd: 08/11/15 15:24	3 pgs
Fees:18.00 Taxes:1368.63	
20150811-0080430	

Warranty Deed

JESSICA M. STORVIK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $369,900.00. Affiant Subscribed and sworn to before me this the 7th day of August, 2015. Notary Public My commission expires:

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:
Leah Everson & Austen Everson	CMG Mortgage, Inc.	
1520A Straightway Avenue	3160 Crow Canyon Rd. Ste 400	072-14-0-211.00
Nashville, TN 37206	San Ramon, CA 94583	

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 **LEAH EVERSON AND AUSTEN EVERSON, WIFE AND HUSBAND,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at the Element at 1520 Straightway Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20141120-0106960, 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 conveyed to Athon Booker and wife, Mary Louise Booker by Warranty Deed from Lucy Stiles Rice, James Harold Stiles, Sr., Louise Stiles Swann, Enoch S. Stiles, Mabel C. Stiles Ward and Marguerite Stiles Brown of record in Record Book 4332, page 635, Register's Office for Davidson County, Tennessee, dated September 27, 1968, recorded May 3, 1969.

Said Athon Booker having since died on July 2, 1983, leaving Mary Louise Booker as the surviving tenant by the entirety.

Mary Louise Booker having since died on September 10, 1985. The Last Will and Testament of Mary Louise Booker was probated in Davidson County, Tennessee under Probate Case No. 77303;

Said Will devised all her real property to her ten children as follows:

Mildred Louise Morton. Mildred Louise Morton having since died on November 8, 2008 leaving Willie Leon Morton as her surviving spouse and Vonda M. Morton a/k/a Vonda N. Barker as her surviving daughter. See also Affidavit of Heirship filed in Instrument Number 20140416-0031760 and Instrument No. 20140416-0031759, Register's Office for Davidson County, Tennessee;

Frank D. Russell. Frank D. Russell a/k/a Frank D. Russell, Sr. having since died on July 10 1995, leaving his two children Erica A. Russell and Frank D. Russell, Jr. as his surviving children. See also Affidavit of Heirship filed in Instrument Number 20140416-0031761 and 20140416-0031762, Register's Office for Davidson County, Tennessee;

Annie Deloris Davis;
Richard Russell;
Jessie Eugene Russell
Joe Edward Russell;
Bobby Lee Russell;
Larry Lorrell Russell;
Ronnie Jerome Russell;
James Randall Russell

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Jesse Eugene Russell, Erica A. Russell, Frank D. Russell, Jr., Bobby Lee Russell, Sr.,

Richard Russell, Ronnie Jerome Russell, Larry Lorroll Russell, James Randall Russell, Joe Edward Russell, Annie Delores Davis a/k/a Ann Davis, Willis Leon Morton and Vonda M. Morton a/k/a Vonda M. Barker of record in Instrument No. 20140416-0031765 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 16, 2014.

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. 20140529-0046311 Register's Office for Davidson County, Tennessee, dated May 24, 2014 and recorded on May 29, 2014.

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. 20140529-0046312 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on May 29, 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 1520A Straightway 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 7th day of August, 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 7th day of August, 2015.

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

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 7th day of August, 2015.

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

Notary Public

My Commission Expires:

Certification of Authenticity

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).