WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150071620 DEEDWARR
Recvd: 08/24/15 15:31 2 pgs
Fees:13.00 Taxes:832.50
20150824-0085398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Woodland Street Partners, LLC	Woodland Street Partners, LLC	08314025500
(NAME)	(NAME)	
408 Taylor Street, S. 202	408 Taylor Street, S. 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Carl Richard McWhirter, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodland Street Partners, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 70 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to William Allen McWhirter and wife, Mary McWhirter by Warranty Deed from Adolphus Puryear and wife, Emma Millicent Puryear of record in Book 5003, Page 31, Register's Office for Davidson County, Tennessee, dated March 5, 1976 and recorded on March 5, 1976. The said William Allen McWhirter having died on May 1, 1995, title passing to Mary Edith McWhirter by Tennessee order of law. The said Mary Edith McWhirter having died on June 3, 2003, having probated her Will of record as Docket Number 04P-1765 in the Probate Court for Davidson County, Tennessee leaving said property to her son, Carl Richard McWhirter. Also see Affidavit of Heirship of record as Instrument No. 20091005-0092319, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, SAID REGISTER'S OFFICE.

THE PROPERTY HEREIN CONVEYED IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 315 South 17th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 21st day of August, ~~2015~~ 2016.

Carl Richard McWhirter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Richard McWhirter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, ~~2016~~ 2016

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY