BILL GARRETT, Davidson County
Trans:T20150073948 DEEDWARR
Recvd: 08/31/15 14:22 2 pgs
Fees:13.00 Taxes:777.00

20150831-0088224

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Carmen Coates Affiant Subscribed and sworn to before me, this the 28th day of August, 2015. J Brandon Miller Notary Public My commission expires: 7-2-18

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:
Woodland Street Partners, LLC	New Owner	
408 Taylor Street, Ste 202		07203036200
Nashville, TN 37208		

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, **GRADY W. BIBRY, WIDOWER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 62 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, 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 the same property conveyed to Grady W. Bibry and wife, Bessie Jewell Bibry by Warranty deed from Richard L. Rowe and Howard Y. Rowe, being the heirs-at-law of Gladys Luton Rowe of record in Book 5132, page 50, Register's Office for Davidson County, Tennessee, dated April 1, 1977 and recorded on April 7, 1977.

Bessie Jewell Bibry died October 5, 2010.

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 1208 Shelton Avenue also known as 1208A Shelton Avenue, Nashville, TN 37216.

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 28th day of August, 2015.

Grady W. Bibry by Linda Holt as attorney in fact

Grady W. Bibry by Linda Holt
As Attorney in Fact

Grady W. Bibry by Donna Pinkelton Oldham as attorney in fact

Grady W. Bibry by Donna Pinkelton
Oldham As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2015, before me personally appeared Linda Holt and Donna Pinkelton Oldham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument in behalf of Grady W. Bibry as attorney-in-fact, and acknowledged that they executed the same as the free act and deed of Grady W. Bibry.

Witness my hand and seal this 28th day of August, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

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