WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077878 DEEDWARR
Recvd: 09/14/15 11:43 2 pgs
Fees:13.00 Taxes:314.50
20150914-0092952

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 9, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Woodland Street Partners, LLC	Same As New Owner	Map 72-7
(NAME)	(NAME)	
408 Taylor Street, Ste 220		Parcel 165.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eastwood Baptist Church,** hereinafter called the GRANTORS, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I
Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 77 on the Plan of Kenmore Place, as of record in book 332, page 32 and 33, Register's Office of said County. Said Part of Lot No. 77 fronts 75 feet on the southerly side of Warner Avenue and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Eastwood Baptist Church, by Warranty Deed dated April 10, 1959 of record in Book 2901, page 267, Register's Office, Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Kenmore Place, of record in Book 332, page 32 and 33. Register's Office for said County.

Said Lot No. 76 fronts 100 feet on the south side of Warner Avenue and runs back parallel lines 250 feet to a dead line.

Being the same property conveyed to Eastwood Baptist Church adn its Trustees, I. L. Sears, C. J. Williams, Harvey J. Anderson and Their successors in Trust by Deed. dated June 17, 1959, of record in Book 2941, page 397, Register's Office , Davidson County, Tennessee.

Tract III
Land in Davidson County, Tennesee, being the easterly 10 feet of Lot No. 46 and all of Lot No. 47 on the Plan of Kenmore Place, as of record in book 332, page 32, and 33, Register's Office for said County.

Said Part of Lot No. 46 and all of Lot No. 47 front together 110 feet on the north side of Maxey Lane and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Harvey J. Anderson, C. J. Williams, I. J. Sears, the Trustees of Eastwood Baptist Church, by Installment Deed dated August 10, 1959, of record in book 2390, page 220, Register's Office, Davidson County, Tennessee

And by Order of the Chancery Court for Davidson County, Tennessee, filed for record as Instrument No. 20150914-0092951 , Register's Office for Davidson County, Tennessee, the Eastwood Baptist Church title to the property as been absolute and unencumbered.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, pages 32 and 33, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1229 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 11th day of September, 2015.

Eastwood Baptist Church

By: Clifford E. Jarrell
Clifford E. Jarrell, Pastor

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Clifford E. Jarrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Pastor of Eastwood Baptist**, the within named bargainor, and that as such Pastor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Pastor by himself as Member..

WITNESS my hand and seal this 11th day of September, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2017

Robert L Scruggs
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 35980