Warranty Deed

BILL GARRETT, Davidson County Trans: T20160003078 DEEDWARR Recvd: 01/13/16 08:10 2 pgs Fees: 13.00 Taxes: 596.07 20160113-0003431	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $161,100.00. Affiant Subscribed and sworn to before me, this the 11th day of January, 2016. Notary Public My commission expires: 10/18/16

DIANA DE WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
LIMI Investments, LLC	newowner	
10935 Oakham Drive		083-02-0-197-00
Rancho Cordova, CA 95670		

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 **LIMI INVESTMENTS, LLC, A** CA **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. 96 on the Plan of Dr E.T. Browns Subdivision of Lots 21-26 Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 96 fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines, 160 feet, more or less, to McKenzie, formerly Hickman Street.

Being a portion of the same property conveyed to Bobby Dunlap, Regina B. Dunlap and Louis T. Dunlap, Jr. by Quit Claim deed from Ella Mae Dunlap of record in Instrument No. 20100907-0070649 Register's Office for Davidson County, Tennessee, dated September 1, 2010 and recorded on September 7, 2010.

Being a portion of the same property conveyed to Amanda Dean, as Trustee for The East Douglas Trust by Warranty deed from Bobby Dunlap, Regina B. Dunlap, Louis T. Dunlap, Jr. and Ella Mae Dunlap; her life estate interest of record in Instrument No. 20141120-0106864 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 20, 2014.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Amanda Dean, as Trustee for The East Douglas Trust of record in Instrument No. 20150423-0036579 Register's

Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 23, 2015.

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 1536 Douglas Avenue, Nashville, TN 37206-2309.

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 11th day of January, 2016.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Name: Brett M. Diaz
Title: Authorized 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 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 the Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, 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 11th day of January, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

