BILL GARRETT, Davidson County
Trans:T20160011790 DEEDWARR
Recvd: 02/11/16 15:08 2 pgs
Fees:13.00 Taxes:888.00
20160211-0013429

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $240,000.00. ~~Affiant~~ Subscribed and sworn to before me, this the 10th day of February, 2016. Notary Public My commission expires: 7-2-2018

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:
Stephen C Dumas	AmeriFirst Financial Corp	
1208 A Shelton Avenue	950 Trade Centre Way, Ste 400	072-03-0-362.00
Nashville, TN 37216	Kalamazoo, MI 49002	

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 **STEPHEN C DUMAS, AN UNMARRIED MAN**, 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 01, 1977 and recorded on April 07, 1977.

Bessie Jewell Bibry having since died October 5, 2010.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Grady W. Bibry, widower of record in Instrument No. 20150831-0088224 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 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 1208 A 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 10th day of February, 2016.

Woodland Street Partners, LLC

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 and 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 Members 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 10th day of February, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

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