THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160025362 DEEDQC
Recvd: 03/29/16 15:35 2 pgs
Fees:12.00 Taxes:0.00
20160329-0029645

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel No:
Sharpe Partners, LLC 408 Taylor Street, Ste. 202 Nashville, TN 37208	New Owner	071-12-0-099.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Sharpe Partners, LLC, a Tennessee Limited Liability Company**, its representatives, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being the East 37 1/2 feet of Lot No. 32 and the West 87 1/2 feet of Lot No. 34 on the Plan of Walnut Grove, of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 125 feet on the South side of Cherokee Avenue and run back between lines, 318 feet more or less on the West line of part of Lot No. 32 and 325 feet more or less on the East line of part of Lot 34, to a dead line in the rear on which they measure 125 feet more or less.

Being the same property conveyed to Betty Chapman by Quitclaim deed from Edwin W. Kerr and wife Hattie Irene Kerr of record in Book 9793, page 638, Register's Office for Davidson County, Tennessee, dated September 06, 1995 and recorded on September 13, 1995.

Being the same property conveyed to Woodland Street Partners, LLC by Quitclaim deed from Betty Chapman, unmarried, of record in Instrument No. 20160229-0019187, Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

Being also known as 836 Cherokee Avenue Nashville, TN 37207.

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 for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29th day of March, 2016.

Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

Executed this the 28th day of March, 2016.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

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/themselves to be the Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/they, 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 28th day of March, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

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