Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this the 5th day of April, 2016. Notary Public My commission expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ORN-161310

Davidson County DEEDWARR
Recvd: 04/08/16 11:27 2 pgs
Fees:13.00 Taxes:1498.50
20160408-0033857

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa M Bomben Heather McCue	PNC	
302 Coffee Street	P.O. Box 8800	081040A00200CO
Nashville, TN 37208	Dayton, OH 45401	

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 **MELISSA M BOMBEN AND WIFE, HEATHER MCCUE**, 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 situated in Davidson County, Tennessee, being Unit 1901B, as established in Declaration of Covenants, Conditions and Restrictions for The Element at 1901 3rd Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150605-0052746, as amended by Instrument No. 20150720-0070951, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry Vinett Jr., Corporation by Warranty deed from Dewey Burnett of record in Instrument No. 20010607-0059706 Register's Office for Davidson County, Tennessee, dated March 26, 2001 and recorded on June 7, 2001.

Being a portion of the same property conveyed to MortgagePro, Inc. by Quitclaim deed from Jerry Vinnett Jr. Corporation, a Tennessee corporation of record in Instrument No. 20150330-0027355 Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 30, 2015.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from MortgagePro, Inc. of record in Instrument No. 20150330-0027356 Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 30, 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 302 Coffee Street, Nashville, TN 37208.

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 5th day of April, 2016.

Woodland Street Partners, LLC

BY: _____
Name: J Brandon Miller
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2016, before me personally appeared J Brandon Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Woodland Street Partners, LLC a Tennessee Limited Liability Company as Authorized Agent, and acknowledged that he executed the same as the free act and deed of Woodland Street Partners, LLC.

Witness my hand and seal this 5th day of April, 2016.

_____
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

_____
Shelly M Smith

Commission Expires
4-24-2018