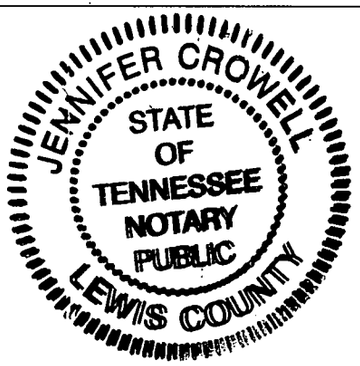
BILL GARRETT, Davidson County
Trans:T20160028794 DEEDWARR
Recvd: 04/08/16 13:44 2 pgs
Fees:13.00 Taxes:1368.63
20160408-0033937

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2016.

Notary Public

My commission expires: 2/24/18

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:
Jena Locke	~~[illegible]~~ New Owner	
1145B Cahal Avenue	Jena Locke	072-14-1-E-002.00CO
Nashville, TN 37206	1145B Cahal Ave, Nashville TN 37206	

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 **JENA LOCKE, AN UNMARRIED WOMAN AND JOSHUA THOMAS, 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 Unit 1145B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Element at 1145 Cahal Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150424-0037064, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bobby D. Osborne, unmarried by Warranty Deed from H. Cliff Hobbs and wife, Jacqueline B. Hobbs, of record in Instrument No. 20000316-0027183, Register's Office for Davidson County, Tennessee, dated March 15, 2000 and recorded on March 16, 2000.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed from Bobby D. Osborne, unmarried, of record in Instrument No. 20141001-0090743, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

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 1145B Cahal Avenue, Nashville, TN 37206.

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:

