(1)

Warranty Deed

BILL GARRETT, Davidson County Trans:T20160029907 DEEDWARR Recvd: 04/13/16 09:59 2 pgs Fees:13.00 Taxes:1979.13 20160413-0035272	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $534,000.00. Affiant Subscribed and sworn to before me, this the 4th day of April, 2016. Notary Public My commission expires: SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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:
Robert Riley Kelly Riley	Mortgage Investors Group	
925B Russell Street	8320 E Walker Springs Ln. #200	082 16 0 114.00
Nashville, TN 37206	Knoxville, TN 37923	

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 **ROBERT RILEY, III AND KELLY RILEY, HUSBAND AND WIFE**, 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 925B on the Plan of The Element at 925 Russell Street as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions for The Element at 925 Russell Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150629-0062524, 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 a portion of the same property conveyed to Jamaal A. Campbell by Quitclaim deed from James A. Campbell Jr, and wife, Erma Campbell as Tenants by the entirety of record in Instrument No. 20040310-0027481 Register's Office for Davidson County, Tennessee, dated February 20, 1904 and recorded on March 10, 2004.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by warranty deed from Jamaal A. Campbell, a married man of record in Instrument No. 20150330-0027360 Register's Office for Davidson County, Tennessee, dated 03/27/2015 and recorded on 03/30/2015.

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 925B Russell Street, 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 4th day of April, 2016.

Woodland Street Partners, LLC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st 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 she executed the same as the free act and deed of Woodland Street Partners, LLC.

Witness my hand and seal this 4th day of April, 2016.

_____
Notary Public

My Commission Expires:

