BILL GARRETT, Davidson County
Trans:T20160033533 DEEDWARR
Recvd: 04/25/16 08:54 2 pgs
Fees:13.00 Taxes:1498.50
20160425-0039659

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	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 18th day of April, 2016. Notary Public My commission expires:

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:
Dennis Payne Ania W Payne	New owner	
1901 3rd Avenue North		081040A00100CO
Nashville, TN 37208-1617		

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 **DENNIS PAYNE AND ANIA W PAYNE, 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 situated in Davidson County, Tennessee being Unit 1901A, 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 in 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., a Tennessee corporation by Quitclaim deed from Jerry Vinett Jr. 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., a Tennessee corporation 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 1901 3rd Avenue North, Nashville, TN 37208-1617.

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 18th day of April, 2016.

Woodland Street Partners, LLC

By:_____
Name: Brett M Diaz
Title: Member

By:_____
Name: Zachary K Thomas
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 Brett M. Diaz and Zachary K Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves 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 18th day of April, 2016.

Carmen Coats
Notary Public

My Commission Expires:

