Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160040986 DEEDWARR
Recvd: 05/16/16 16:06 2 pgs
Fees:13.00 Taxes:1494.42
20160516-0048894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $403,896.91.

Affiant

Subscribed and sworn to before me, this the 2 day of May, 2016.

Notary Public

My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-17

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:
Chad Foydl	New Owner	
1143B Cahal Avenue		072141D00200CO
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 **CHAD FOYDL, 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 situated in Davidson County, Tennessee, being Unit 1143B, as established in Declaration of Covenants, Conditions and Restrictions for The Element at 1143 Cahal Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150424-0037063, 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 a portion of the same property conveyed to Bobby D. Osborne, unmarried by Warranty Deed from B. B. Doubleday, Jr. of record in Instrument No. 20020731-0091906 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on July 31, 2002.

Being a portion of the same property conveyed to Woodland Street Partners, LLC 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 1, 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 1143B 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 2nd day of May, 2016.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Name: Brett M. Diaz
Title: Authorized 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, 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 Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, 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 2nd day of May, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

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