Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1602000 59

BILL GARRETT, Davidson County
Trans:T20160045432 DEEDWARR
Recvd: 05/31/16 10:47 2 pgs
Fees:13.00 Taxes:1387.13
20160531-0054240

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $374,900.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2016. Notary Public My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

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:
Christina A. Lorance Benjamin C. Lorance	SWBC Mortgage Corp 9311 San Pedro #100	
1226 Kenmore Place	San Antonio TX 78216	072-07-0-384.00
Nashville, TN 37216		

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 **CHRISTINA A. LORANCE AND BENJAMIN C. LORANCE, WIFE AND HUSBAND**, 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 Lot No. 1 on the Plan of Final Plat Re-Subdivision of a portion of Lots No. 46 & 77 on the Map of Kenmore Place, as of record in Book 332, Page 32, and Lots No. 76 & 47 of the Map of Kenmore Place, as of record in Book 332, Page 33, Northerly margin of McGavock Pike and the Southern Margin of Kenmore Place of record in Plat at Instrument No. 20151029-0110213, 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 Harvey J. Anderson, C. J. Williams, I. J. Sears, the Trustees of Eastwood Baptist Church by Installment deed from NA of record in Book 2390, page 220 Register's Office for Davidson County, Tennessee, dated August 10, 1959 and recorded on NA.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Eastwood Baptist Church of record in Instrument No. 20150914-0092952 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 14, 2015 and Scrivener's Affidavit of Prepartion of Warranty Deed recorded on November 06, 2015 in Instrument No. 20151106-0113300.

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 1226 Kenmore Place, Nashville, TN 37216.

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 26th day of May, 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 26th day of May, 2016.

Carmen Coats
Notary Public

My Commission Expires:

