Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2016. Notary Public My commission expires: 7.3.17

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:
Woodland Street Partners, LLC		
408 Taylor St., Suite 202	New Owner	09108024300 and 09108024200
Nashville, TN 37208		

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, **IMMANUEL MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, ALSO ERRONEOUSLY SPELLED IMMANUEL BAPTIST CHURCH IN PRIOR QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20030122-0009054, REGISTER'S OFFICE OF DAVIDSON COUNTY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I (0 43 Ave N, 09108024300)

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Re-Subdivision of parts of lots No. 13, 19, 20 and 21 in Clifton Plan of record in Plat Book 421, Page 49, in the Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Second Street, now 43rd Avenue North, and Michigan Avenue; running thence northwardly along the westerly margin of said Second Street, now called 43rd Avenue North, 430 feet to a point; thence westwardly 88 degrees South 250 feet to a point in the easterly margin of N.C. and St. L. Railroad's right-of-way; thence in a southerly direction along said Railroad's right-of-way, 500 feet, more or less, to the northerly margin of Michigan Avenue; thence eastwardly along said Michigan Avenue 30 feet to the point of beginning, containing 1.25 acres.

Being the same property conveyed to Immanuel Missionary Baptist Church by Quitclaim deed from B.B. Doubleday and wife, Josephine D. Doubleday of record in Book 10731, page 780, Register's Office for Davidson County, Tennessee, dated December 22, 1997 and recorded on December 23, 1997.

BILL GARRETT, Davidson County
Trans:T20160079817 DEEDWARR
Recvd: 09/12/16 15:13 2 pgs
Fees:13.00 Taxes:277.50
20160912-0095808

Tract II (913 43rd Ave N, 09108024200)

Land in Davidson County, Tennessee, being Lot No. 30 and the Southerly 12 feet of Lot No. 29 on the Map of Map of Finigan's unrecorded Re-Subdivision of Lot No. 6 on the Plan of Clifton, of record in Plat Book 161, Page 68, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Immanuel Baptist Church by Quitclaim deed from Thomas R. Lipscomb of record in Instrument No. 20030122-0009054 Register's Office for Davidson County, Tennessee, dated July 6, 1999 and recorded on January 22, 2003.

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 known as 0 & 913 43rd Avenue North, Nashville, TN 37209.

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 8th day of September, 2016.

Immanuel Missionary Baptist Church

Rev. James E. King, Sr., Pastor

Constance Plantt, 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 Rev. James E. King, Sr. and Constance Plantt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Pastor and Authorized Member of Immanuel Missionary Baptist Church, a Tennessee Non-Profit Corporation, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017