BILL GARRETT, Davidson County
Trans:T20160103936 DEEDWARR
Recvd: 11/23/16 15:00 2 pgs
Fees:13.00 Taxes:1410.81
20161123-0124016

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $381,300.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2016.

Notary Public

My commission expires: 11/5/18

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:
Brandon Taylor Damita Beck-Taylor	USAA FEDERAL SAVINGS	
1708 14th Avenue North	10750 MCDERMOTT FWY.	081-11-0-429.00
Nashville, TN 37208	SAN ANTONIO, TX 78288	

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 **BRANDON TAYLOR AND DAMITA BECK-TAYLOR, 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 the Southerly 40 feet of Lot No. 197 on the Map of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 197 fronts 40 feet on the Northeasterly side of 14th Avenue, North, formerly Alberta Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Alves Seagraves, a single person by deed from Jack J. Cohen and Sam Garfinkle of record in Book 3370, page 391, Register's Office for Davidson County, Tennessee, dated March 31, 1962 and recorded on March 31, 1962. Alves H. Seagraves, Sr. died April 15, 2011, his will was never probated. There are two Affidavits of Heirship recorded at Instrument Nos. 20120316-0022831 and 2012424- 0035129 naming Dorothy Jean Seagraves Grays, JoAnn Seagraves, Mary Carolyn Seagraves Boyd, Henry Brown, Yolanda Seagraves Taylor, Shoranda Seagraves and Jonathan Roberts.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from JoAnn Seagraves, Mary Carolyn Seagraves Boyd, Dorothy Jean Seagraves Grays, Henry Brown, Yolanda Seagraves Taylor, Shoranda Seagraves and Jonathan Roberts, heirs of Alves H. Seagraves, Sr. and Heirs at Law of Alves H. Seagraves, Jr. of record in Instrument No. 20150429-0038416 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 29, 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 known as 1708 14th Avenue North, Nashville, TN 37208.

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 21st day of November, 2016.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

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 21st day of November, 2016.

Notary Public

My Commission Expires:

