WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016796 DEEDWARR
Recvd: 02/27/17 10:54 2 pgs
Fees: 13.00 Taxes: 1293.15
20170227-0019216

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Rebecca Mehew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kortney Kaye	New Owner	091060L03900CO
(NAME)	(NAME)	
1075 Treaty Oaks Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Woodland Street Partners, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kortney Kaye, single, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 39 AS SHOWN ON THE PLAN OF TREATY OAKS COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TREATY OAKS COTTAGES OF RECORD IN INSTRUMENT NO. 20141120-0107174, AS AMENDED IN INSTRUMENT NO. 20150113-0003651, AND INSTRUMENT NO. 20150814-0081914, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, FROM STEPHENS LIQUIDATION CORPORATION FORMERLY KNOWN AS STEPHENS MILLWORK AND LUMBER CO., A TENNESSEE CORPORATION, BY WARRANTY DEED, DATED MAY 3, 2014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO Woodland Street Partners, LLC BY DEED FROM HR PROPERTIES OF TENNESSEE OF RECORD AS INSTRUMENT NO.201612210134034, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 1075 TREATY OAKS DRIVE, NASHVILLE, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1075 Treaty Oaks Dr. Nashville TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands 02/22/2017.

Woodland Street Partners, LLC

Zac Thomas

Brett Diaz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Zac Thomas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Managing Member of Woodland Street Partners, LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Woodland Street Partners, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of February, 2017.

Notary Public
My Commission Expires:

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brett Diaz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Managing Member of Woodland Street Partners, LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Woodland Street Partners, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of February, 2017.

Notary Public
My Commission Expires:

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018