BILL GARRETT, Davidson County
Trans:T20170019673 DEEDWARR
Recvd: 03/07/17 15:24 2 pgs
Fees:13.00 Taxes:1798.20
20170307-0022596

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $486,000.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2017. Notary Public My commission expires: 7-2-18

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:
Jennifer Vessio William Vessio	Mortgage Investors Group	
315B South 17th St.	750 Old Hickory Blvd, Ste 130	083140G00200
Nashville, TN 37206	Brentwood, TN 37027	

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 **JENNIFER VESSIO, AN UNMARRIED WOMAN AND WILLIAM VESSIO, A MARRIED 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 315B, as established in Declaration of Covenants, Conditions and Restrictions for The Element at 315 South 17th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151020-0106446, 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 William Allen McWhirter and wife, Mary McWhirter by Warranty deed from Adolphus Puryear and wife, Emma Millicent Puryear of record in Book 5003, page 31, Register's Office for Davidson County, Tennessee, dated March 5, 1976 and recorded on March 5, 1976. (Value or consideration shown in aforementioned deed $2,000.00.) The said William Allen McWhirter died Mary 1, 1995, title passing to Mary Edith McWhirter, by Tennessee order of law. The said Mary Edith McWhirter died June 3, 2003, having probated her will of record in Docket Number 04P-1765, in the Probate Court for Davidson County, Tennessee leaving said property her son Cal Richard McWhirter. Also See Affidavit of Heirship of record in Instrument Number 20091005-0092319, in said Register's Office. Being also known as 315 South 17th Street Nashville, TN 37206.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from Carl Richard McWhirter, a married man of record in

Instrument No. 20150824-0085398 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 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 315B South 17th St., 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 6th day of March, 2017.

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 himself/herself to be the Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/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 6th day of March, 2017.

_____
Notary Public

My Commission Expires: 7-2-18

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