BILL GARRETT, Davidson County
Trans:T20170055486 DEEDWARR
Recvd: 06/28/17 15:53 2 pgs
Fees:13.00 Taxes:370.00
20170628-0065261

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2017. Notary Public My commission expires: 5/3/21

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	New Owner	
408 Taylor Street #202		09114020400
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, **JAMES E. LAWSON, III AND WIFE, KATHLEEN A. LAWSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 10 and the Southerly 15 feet front of Lot No. 9 on the Map of W.A. Hinton's Subdivision of Block Nos. 15 and 29 of the C. C. Vernon Farm as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the easterly margin of Orlando Avenue at a point 50 feet south of the corner of Lot Nos. 8 and 9, being the southwest corner of the property conveyed to D. C. Cope, et ux, by deed from Bethel Goad, et ux, of record in Book 1759, page 279, Register's Office for Davidson County, Tennessee, thence with the southerly line of said Cope property eastwardly 289 feet, more or less, to the center of Richland Creek; thence with the meanders of said creek southwardly 80 feet, more or less, to the northerly margin of Lenox Street; thence with said street south 70 degrees West 300 feet to the easterly margin of Orlando Avenue, thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to James E. Lawson, III and wife, Kathleen A. Lawson by Warranty deed from Frances Bibee of record in Book 11687, page 716, Register's Office for Davidson County, Tennessee, dated October 4, 1999 and recorded on October 4, 1999.

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 unimproved property known as 236 Orlando Avenue, 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 27th day of June, 2017.

James E. Lawson III

James E. Lawson, III

Kathleen A. Lawson

Kathleen A. Lawson

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 James E. Lawson, III and Kathleen A. Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

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