Warranty Deed

Bill Garrett Davidson County Batch# 22157 DEEDWARR 11/03/2017 03:26:29 PM 2 pgs Fees: $13.00 Taxes: $1,849.63 20171103-0113314	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,900.00. Emily Jones Affiant Subscribed and sworn to before me, this the 7th day of August, 2017. Notary Public My commission expires: 10/3/18 DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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:
Robert Norris Melissa Ann Norris	Same address as new owner	
611 Neill Avenue		082-08-0-058.00
Nashville, TN 37206		

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 **ROBERT NORRIS AND MELISSA ANN NORRIS, 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 Lot No. 63 on the Plan of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 35 feet on the Easterly side of Neil (formerly Fite) Avenue and extends back between parallel lines 150 feet more or less, to an alley in the rear.

Being a portion of the same property conveyed to Patrick Starnes and wife, Jacqueline D. Starnes by Warranty deed from Elmer Robertson of record in Instrument No. 20010713-0074812 Register's Office for Davidson County, Tennessee, dated May 07, 2001 and recorded on July 13, 2001.

Being the same property conveyed to Miriam Gerber by Quitclaim deed from Patrick Starnes and Jacqueline D. Starnes of record in Instrument No. 20080424-0041976 Register's Office for Davidson County, Tennessee, dated March 04, 2008 and recorded on April 24, 2008.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Miriam Gerber, married of record in Instrument No. 20160601-0055199 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 01, 2016.

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 611 Neill Avenue, 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 7th day of August, 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 7th day of August, 2017.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021