Bill Garrett Davidson County
Batch# 34628 DEEDWARR
12/07/2017 03:26:41 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20171207-0125174

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 $625,000.00 Affiant Subscribed and sworn to before me, this the 1st day of December, 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:
John Paul Cowan Colleen Elizabeth Gerry	SunTrust Mortgage, Inc.	
1107B Boscobel Street	1001 Semmes Avenue	083-13-3A-002.00-CO
Nashville, TN 37206	Richmond, VA 23224	

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 **JOHN PAUL COWAN, UNMARRIED, AND COLLEEN ELIZABETH GERRY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 Unit No. 1107B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1107 Boscobel Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170117-0005028 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Billy Arlin Cox by Installment deed from Artie G. Brooks of record in Book 4793, page 470 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Billy Arlin Cox and wife, Francis C. Cox, a tenancy by the entirety by Quitclaim deed from Billy Arlin Cox of record in Instrument No. 20001113-0112282 Register's Office for Davidson County, Tennessee, dated November 08, 2000 and recorded on November 13, 2000.

Being a portion of the same property conveyed to Christopher Seay by Warranty deed from Francis C. Cox, unmarried of record in Instrument No. 20160426-0040703 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

Being a portion of the same property conveyed to FVAG, LLC, a Delaware limited liability company by Quitclaim deed from Christopher Seay of record in Instrument No. 20170112-0003868 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Quitclaim deed from FVAG, LLC, a Delaware Limited Liability Company of record in Instrument No. 20171201-0123000 Register's Office for Davidson County, Tennessee, dated December 1, 2017 and recorded on December 1, 2017.

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 1107B Boscobel Street, 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 1st day of December, 2017.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

Brett M. Diaz, Authorized 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Woodland Street Partners, LLC a Tennessee Limited Liability Company, and that he, 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 1st day of December, 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