**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

File No. TE0003700

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Woodland Street Partners, LLC | NEW OWNER | 051-00-0-125.00 |
| (NAME) | (NAME) | |
| 408 Taylor St ste 202 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville Tn 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 39546 DEEDWARR
12/19/2017 03:13:04 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171219-0129330

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Riverstone Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, 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, 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 a tract of land located in the 12th Civil District of Davidson County, Tennessee and bounded as follows:**

**On the north by Walton Lane, on the south by the Wilson Estate lands, on the east by the land of Burley Marshall Nelson and on the west by Douglas A. Cox and more particularly described by metes and bounds of an unrecorded survey by John M. Sullivan, County Surveyor, Davidson County, Tennessee dated June 22, 1949, as follows:**

**BEGINNING at a point in the center of Walton Lane, the same being the northwest corner of land owned by Burley Marshall Nelson: thence with Burley Marshall Nelson's west line South 2 degrees West 346.5 feet to a point; thence North 86 degrees 03 minutes West with Old rock fence 213.5 feet to a point; thence North 2 degrees East 346.5 feet to a point in the center of Walton Lane; thence South 86 degrees 03 minutes East with the center of Walton Lane 213.5 feet to the point of beginning, the same containing 1.7 acres more or less.**

**Being the same property conveyed to Riverstone Homes, LLC, a Tennessee limited liability company by Warranty Deed from Cole Investments, LLC, a Tennessee limited liability company, dated May 24, 2017, recorded May 25, 2017 as Instrument No. 20170525-0052302, in the Register?s Office of Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3335 Walton Lane, Nashville, TN 37216

(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 my hand this 15th day of December, 2017.

Riverstone Homes, LLC

By: J. Timothy Montrose, Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared J. Timothy Montrose, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Riverstone Homes, LLC, a Tennessee limited liability company, a Tennessee LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

Witness my hand this 15th day of December, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206