Bill Garrett Davidson County
Batch# 75435 DEEDWARR
04/02/2018 01:30:51 PM 2 pgs
Fees: $13.00 Taxes: $2,497.13
20180402-0030398

Warranty Deed

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $674,900.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Cardwell Lauren Cardwell	SAME	
495B Broadwell Drive		160-08-0B-002.00-CO
Nashville, TN 37220		

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 **MICHAEL CARDWELL AND LAUREN CARDWELL, 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 situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 495 Broadwell Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170522-0050525, 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 James R. St. John, Jr. by Quitclaim deed from James Rhea St. John, Sr. of record in Book 5023, page 774 Register's Office for Davidson County, Tennessee, dated March 24, 1976 and recorded on May 11, 1976.

James R. St. John, Jr. having since died May 19, 2006, Karen Boyte Carter was named the Executor of the Estate at Docket No. 06P1179.Being a portion of the same property conveyed to Thomas M. Price, Trustee of the James R. St. John, Jr. T/U/W Dated 1-27-06 by Executor's Quitclaim deed from Karen Boyte Carter, Executor of the Estate of James R. St. John, Jr, Deceased of record in Instrument No. 20090310-0021770 Register's Office for Davidson County, Tennessee, dated March 4, 2009 and recorded on March 10, 2009.

Being a portion of the same property conveyed to Roy S. Jones and Cynthia Lynn Jones, husband and wife by Warranty deed from Thomas M. Price, Trustee of The James R. St. John, Jr. T/U/W Dated January 27th, 2006 of record in Instrument No. 20160817-0086080 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 17, 2016.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from Roy S. Jones and Cynthia Lynn Jones, husband and wife of record in Instrument No. 20160926-0101176 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 26, 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 495B Broadwell Drive, Nashville, TN 37220.

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 29th day of March, 2018.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

Brett M Diaz, Member

Zachary K Thomas, 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/themselves 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 29th day of March, 2018.

Notary Public

My Commission Expires:

