Karen Y Johnson Davidson County
Batch# 137680 DEEDWARR
09/06/2018 03:22:34 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180906-0088499

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2018.

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, Suite 202		05100018300, 06100000100 and 06100000200
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, **LEONA K. CAMPBELL, UNMARRIED AND WALTER L. CAMPBELL, MARRIED***, 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being parts of Tracts 4 and 5 on the plan of Payne and Ryan Subdivision of record in Plat Book 1, Page 47 in the Chancery Court at Nashville; and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Walton Lane, 50 feet in width, at a corner common with the property conveyed to Shirley Clark of record in Book 8112, Page 774;

Thence with the southerly line of Walton Lane, South 82 deg 14 min 51 sec East, 269.13 feet to a point at the intersection with the westerly right-of-way line of Ellington Parkway, width varies;

Thence with the westerly right-of-way line of Ellington Parkway for the following calls:
South 45 deg 44 min 35 sec East, 76.28 feet to an existing row monument
South 44 deg 05 min 09 sec West, 104.80 feet to a point
South 44 deg 01 min 23 sec West, 84.96 feet to an
South 41 deg 39 min 48 sec West, 100.90 feet to an existing row monument
South 33 deg 48 min 27 sec West, 83.67 feet to an existing row monument
South 40 deg 08 min 46 sec West, 222.71 feet to an iron rod set at a corner common with Lot (5) of Arrowhead Lake Plat of record in Book 6200, page 403 in the Register's Office for Davidson County, Tennessee;

Thence with the easterly line of said Lot (5), North 07 deg 29 min 20 sec East, 222.69 feet to a corner common with said Shirley Clark;

Thence with the easterly line of Clark, North 06 deg 55 min 03 sec East, 322.60 feet to the point of beginning; containing 92,600 square feet or 2.126 acres more or less;

Parcel 1:

Being the same property conveyed to Roy B. Campbell, etux, Leona K. Campbell By Quitclaim Deed from Sidney Chandler, Arthur Nelson, Jr., and Burley Nelson, dated August 31, 1984, and recorded September 5, 1984, in Book 6374, Page 221, Register's Office of Davidson County, Tennessee. Roy B. Campbell having since died, leaving wife Leona K. Campbell

Parcel 2:

Being the same property conveyed to Roy B. Campbell etux, Leona K. Campbell, by Deed from Earline Oglesby, Charles F. Oglesby, Jr.., Barbara Louise Oglesby and Benjamin Franklin Oglesby, the only surviving heirs of Charles F. Oglesby, Deceased, dated August 22, 1983 and recorded August 31, 1983, in Book 6126, Page 280, Register's Office of Davidson County, Tennessee. Roy B. Campbell having since died, leaving wife Leona K. Campbell

Being the same property conveyed to Walter L. Campbell by Quitclaim Deed from Leona K. Campbell, widow of Roy B. Campbell dated October 4, 2015 and recorded April 18, 2018, of record in Instrument Number 20180418-0036681, Register's Office for Davidson County, Tennessee.

Parcel 3:

Being the same property conveyed to Roy B. Campbell and wife, Kathleen Leona Campbell, by Deed from Wallace Foriest and wife, Ethel Foriest, dated September 8, 1961, and recorded September 14, 1961, in Book 3280, page 559, Register's Office of Davidson County, Tennessee. Roy B. Campbell having since died, leaving wife Kathleen Leona Campbell

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

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.

The address of the herein described property is believed to be 3345, 3343, 0 Walton Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 5th day of September, 2018.

Leona K. Campbell

Leona K. Campbell

Walter L. Campbell

Walter L. Campbell

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 Leona K. Campbell and Walter L. Campbell, 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 5th day of September, 2018.

Notary Public

My Commission Expires: 5/3/21

