(1)

Karen Johnson Davidson County
Batch# 206978 DEEDWARR
03/18/2019 10:45:56 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190318-0024364

Warranty Deed

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 15th day of March, 2019. M. Catherine Clearwaters Notary Public My commission expires: 3-8-21

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:
Jackson Fisher Zeitlin Beth Moskovitz Zeitlin	Shelter Lending P.O. Box 740039 Cincinnati, OH 45274-0039	
1608B 16th Avenue North		08111036700
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, **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 **JACKSON FISHER ZEITLIN, UNMARRIED, AND BETH MOSKOVITZ ZEITLIN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS 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 the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being the Northerly part of Lot No. 304 D.T. McGavock's Addition of record in Plat Book 21 page 41, Register's Office for said County, also being known as Map 81-11, Parcel 367.00 and 1608B 16th Ave. North and more particularly described as follows:

Beginning at an iron pin old in the easterly right-of-way of 16th Ave. North and being the northwest corner of Wilkerson of record in Instrument No. 20140603-0047722;

Thence, with 16th Ave. North, N 33deg. 28' 40" W, 25.00' to an iron pin new and being the southwest corner of Parham of record in Book 8528, Page 977;

Thence, with Parham's south line, N 56 deg. 18' 06" E, 170.00' to an iron pin new in the southwesterly right-of-way of Alley # 541 (15' ROW);

Thence, with Alley 541, S 33 deg. 28' 40" E, 25.00' to the northeast corner of said Wilkerson;

Thence with Wilkerson's north line, S 56 deg. 18' 06" W, 170.00' to the Point of Beginning and containing 4,250 sq. ft. or 0.097 acres, more or less.

Per Boundary Survey prepared by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, Michael R. Williams R.L.S. TN #1906, dated 10-28-14, Project No. 2014203-53.

Being the same property conveyed to Woodland Street Partners, LLC by Warranty deed from Quinton L. Jones, unmarried of record in Instrument No. 20141112-0104528 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014. (Value of consideration shown in aforementioned deed $9,000.00.) Being also known as 1608B 16th Ave. North Nashville, Tennessee 37208.

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 1608B 16th Avenue North, Nashville, TN 37208, 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 15th day of March, 2019.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

Zachary K. Thomas, 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 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 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 corporation for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022