WARRANTY DEED

Karen Johnson Davidson County
Batch# 369716 DEEDWARR
03/09/2020 03:32:53 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20200309-0026419

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Hillmann	Robert L. Hillmann	08110021200
(NAME)	(NAME)	
6191 Vine Hill School Road	6191 Vine Hill School Road	
(ADDRESS)	(ADDRESS)	
Sebastopol, CA 95472	Sebastopol, CA 95472	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Woodland Street Partners, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Hillmann, married,** hereinafter called the GRANTEES, 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 the northerly 30 feet of Lot No. part of 161 and the southerly 10 feet if Lot No. 162 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as shown by plat of record in Plat Book 161, Page 155, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said parts of Lots 161 and 162 adjoin and front together 40 feet on the easterly side of 24th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Woodland Street Partners, LLC by deed from Terry F. Barr, unmarried, dated 7-25-14 of record in Instrument #201407280066914, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1748 24th Ave N., Nashville, TN 37208
(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 hands this 4th day of March, 2020.

WOODLAND STREET PARTNERS, LLC

Brett M. Diaz
Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of March, 2020, within my jurisdiction, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of Woodland Street Partners, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 4th day of March, 2020.

Notary Public Judy Reed
My Commission Expires: 11-20-24

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1700