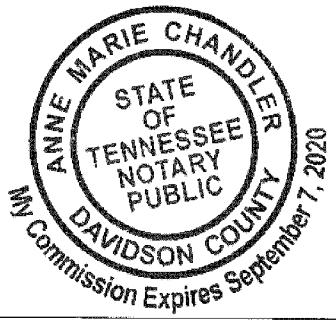
Karen Johnson Davidson County
Batch# 397888 DEEDWARRSP
05/08/2020 12:31:30 PM 5 pgs
Fees: $28.00 Taxes: $1,450.32
20200508-0048173

SPECIAL WARRANTY DEED

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $391,977.70 Affiant Subscribed and sworn to before me, this the 1st day of May, 2020. Notary Public My commission expires: 9/7/2020

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brett M. Diaz 2214 11th Avenue South Nashville, TN 37204	New Owner	105-13-0-238.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Brett M. Diaz**, an individual resident of the State of Tennessee ("Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2212 11th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 1 day of May, 2020.

WOODLAND STREET PARTNERS LLC,
a Tennessee limited liability company

By: _____
Name: Zachary K. Thomas
Title: Member

By: _____
Name: Brett M. Diaz
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared 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 to be a member of Woodland Street Partners LLC, the within named bargainor, a Tennessee limited liability company, and that as such member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Woodland Street Partners LLC, member of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of May, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/3/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a member of Woodland Street Partners LLC, the within named bargainor, a Tennessee limited liability company, and that as such member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Woodland Street Partners LLC, member of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of May, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/3/21

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of W.S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Woodland Street Partners LLC by Warranty Deed from Ross Winetsky, and wife Lorre L. Mendelson, of record in Instrument No. 20180212-0013871, Register's Office for Davidson County, Tennessee, dated February 9, 2018 and recorded on February 12, 2018.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office of Davidson County, Tennessee.
3. Easement of record in Book 5517, Page 355 and Book 5517, Page 352, said Register's Office.
4. All matters which would be disclosed by an inspection and accurate survey of the property.

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

