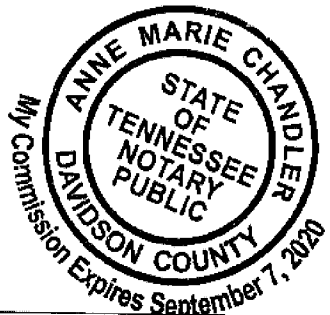
Karen Johnson Davidson County
Batch# 400279 DEEDWARRSP
05/14/2020 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $827.79
20200514-0050236

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,727.41.

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:
Zachary K. Thomas 408 Taylor St. #202 Nashville, TN 37208	New Owner	091-14-0-204.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollar ($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 **Zachary K. Thomas**, 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 unimproved property known as 236 Orlando Avenue, Nashville, Tennessee 37209.

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

DREW T. BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 3, 2021

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

DREW T. BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 3, 2021

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 and the Southerly 15 feet front of Lot No. 9 on the Map of W.A. Hinton's Subdivision of Block Nos. 15 and 29 of the C. C. Vernon Farm as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the easterly margin of Orlando Avenue at a point 50 feet south of the corner of Lot Nos. 8 and 9, being the southwest corner of the property conveyed to D. C. Cope, et ux, by deed from Bethel Goad, et ux, of record in Book 1759, page 279, Register's Office for Davidson County, Tennessee, thence with the southerly line of said Cope property eastwardly 289 feet, more or less, to the center of Richland Creek; thence with the meanders of said creek southwardly 80 feet, more or less, to the northerly margin of Lenox Street; thence with said street south 70 degrees West 300 feet to the easterly margin of Orlando Avenue, thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Woodland Street Partners LLC by Warranty Deed from James E. Lawson, III and wife, Kathleen A. Lawson of record in Instrument No. 20170628-0065261, Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 28, 2017.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Plan of record in Plat Book 332, Page 113, Register's Office for Davidson County, Tennesse.

3. Sanitary Sewer and/or Storm Drainage Easements of record in Book 4017, Page 359; Book 4017, Page 363; and Book 4017, Page 355, said Register's Office.

4. Joint Access Easement and Maintenance Agreement of record in Instrument Number 20181031-0107939, said Register's Office.

5. 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

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