Karen Johnson Davidson County
Batch# 546199 DEEDWARRSP
01/05/2021 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20210105-0001164

Special Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the day of December, 2020. Notary Public My commission expires:

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:
Luma Systems, LLC	Same	051-00-0-183.00 061-00-0-001.00 061-00-0-002.00
408 Taylor Street		
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 **LUMA SYSTEMS, 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.

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. (as to Parcel 1)

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. (as to Parcel 2)

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. (as to Parcel 2)

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. (as to Parcel 3)

Roy B. Campbell having since died, leaving wife Kathleen Leona Campbell.

Being the same property conveyed to Woodland Street Partners, LLC, A Tennessee Limited Liability Company by Warranty Deed from Leona K. Campbell, Unmarried and Walter L. Campbell, Married of record in Instrument No. 20180906-0088499 Register's Office for Davidson County, Tennessee, dated September 5, 2018 and recorded on September 6, 2018. (as to Parcels 1-3)

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 0, 3345 & 3343 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the grantee(s), its successors, representatives and/or assigns forever, I/we covenant that I/we as lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbers, except for those encumbrances set forth hereafter.

I/we further covenant to bind myself/ourselves, my/our successors, representatives, and/or assigns to warrant and forever defend the title to aid real estate to said Grantee(s), its successors, representatives and/or assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 23rd day of December, 2020.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Authorized Member

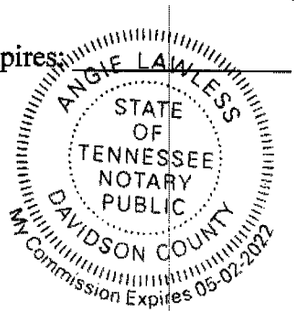
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett 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 the Authorized Member of Woodland Street Partners, LLC, a Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2020.

_____
Notary Public

My Commission **Expires:** _____



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

