STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 5-2014
File No. G14-8583D

BILL GARRETT, Davidson County
Trans:T20140017973 DEEDWARR
Recvd: 03/18/14 09:18 2 pgs
Fees:13.00 Taxes:148.00
20140318-0022145

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Real Estate Investments, LLC (NAME)	New Owner (NAME)	52-13-49 and 52-13-48
2620 Miami Avenue, L41 and L42 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **M. Dawn Jenkins, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Real Estate Investments, LLC**, 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 Lot No. 41 on the plan of WOODALE GROVE ANNEX, as shown by plat of record in Plat Book 547, Page 109-110, in the Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 41 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line. There is included in the above description real property, but hereby expressly excluded therefrom, the following parcel of land sold to the Metropolitan Government and Davison County, Tennessee.

Beginning at a point, said point being the northwest corner of Lot No. 41 said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way of Miami Avenue, 50-feet to a point; said point being the northeast corner of Lot No. 41 thence southerly along the easterly margin of Lot No. 41, 32 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue, 50 feet to a point in the westerly line of Lot No. 41; thence, northerly along the westerly line of Lot No. 41, 33 feet, more or less, to the point of beginning.

BEING the same property conveyed to M. Dawn Jenkins, an unmarried person from Gordon E. Morrow, Jr. and Gordon E. Morrow, Sr., by Deed dated September 15, 1989, in Book 7942, Page 90, in the Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. Forty Two (42) on the Map of Wooddale Grove Annex, a subdivision in the 3rd Civil District of Davidson County, Tennessee, a plan of which subdivision is of record in Book No. 54, pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts fifty (50) feet on the easterly side of Miami Avenue, and extends back between parallel lines one hundred fifty (150) feet to a dead line.

Included in the above description but excluded therefrom is any portion of the premises embraced with the bounds of the right of way of Miami Avenue as it now exists.

Being the same property conveyed to M. Dawn Jenkins from Mary Elizabeth Smith Carpenter by Quit Claim Deed dated August 26, 1991, and as of record in Book 8460, page 508, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 109-110, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2620 Miami Avenue, L41 and L42,Nashville, TN 37214.

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. 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.

Witness my/our hand(s) this 13th day of March, 2014.

M. Dawn Jenkins

March 13, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named M. Dawn Jenkins, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of March, 2014.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
EXPIRES 9-22-14

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066