QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-NRE-14-2620

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miami Land, LLC	**New Owner**	
(NAME)	(NAME)	
2012 21st Ave. South		**52-13-49.00 & 52-13-48.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NASHVILLE REAL ESTATE INVESTMENTS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MIAMI LAND, LLC** hereinafter called the Grantee(s), their assigns, that certain tracts or parcels of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Woodale Grove Annex which is of record in Book 547, Pages 109 and 110, 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 described real property, but hereby expressly excluded therefrom, the following parcel of land sold to the Metropolitan Government of Nashville and Davidson 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 line 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.

Tract II

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.

Being the same property conveyed to Nashville Real Estate Investments, LLC of record in Instrument No. 20140318-0022145, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **2620 Miami Avenue L41 and L42, Nashville, Tennessee 37214**.

BILL GARRETT, Davidson County
Trans:T20140017973 DEEDQC
Recvd: 03/18/14 09:19 2 pgs
Fees:12.00 Taxes:0.00
20140318-0022146

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

NASHVILLE REAL ESTATE INVESTMENTS, LLC

By: Laura Mitchell

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of March 2014, before me personally appeared **Laura Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Member** for **Nashville Real Estate Investments, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that she as such **Member** executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Rudy Title & Escrow, LLC

2012 21st Ave. S.

Nashville, TN 37212