BILL GARRETT, Davidson County
Trans:T20140018042 DEEDQC
Recvd: 03/18/14 10:27 2 pgs
Fees:12.00 Taxes:0.00
20140318-0022237

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 6th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MFR-13-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miami Land, LLC	Miami Land, LLC	52-13-12.00; 52-13-13.00; 52-13-15.00; 52-13-16.00;
(NAME)	(NAME)	52-13-17.00; 52-13-18.00; 52-13-19.00; 52-13-20.00;
2012 21st Avenue South	2012 21st Avenue South	52-13-51.00; 52-13-53.00;
(ADDRESS)	(ADDRESS)	52-13-54.00; 52-13-55.00; 52-13-56.00; 52-13-57.00;
Nashville, TN 37212	Nashville, TN 37212	52-13-58.00; 52-13-59.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUDY FAMILY LIMITED PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the **MIAMI LAND, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1, 2, 3, AND 4, IN THE PLAN OF J.H. GOTHARD'S SUBDIVISION OF 9.08 ACRES IN PENNINGTON BEND, AS OF RECORD IN BOOK 547, PAGE 79, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE PLAN OF ROBERT YOUNG'S SUBDIVISION OF LARGE LOTS, AS OF RECORD IN BOOK 421, PAGE 140; AND PART OF LOT NO. 29, ALL OF LOTS NOS. 30 TO 36 INCLUSIVE AND PART OF LOTS NOS. 37 AND 38 ON THE MAP OF WOODDALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGE 109 AND 110, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBERS 5, 6, 8 AND 9 ON THE MAP OF J. H. GOTHARD'S SUBDIVISION, OF RECORD IN BOOK 547, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 39 ON THE MAP OF WOODDALE GROVE ANNEX SUBDIVISION OF PART OF THE J. H. GOTHARD'S LANDS, OF RECORD IN BOOK 547, PAGES 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 32, 33, 34, 35, 36 AND 37 AS SHOWN ON THE PLANS OF WOODALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGES 109 AND 110, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 32, AND ALSO BEING AT THE SOUTHEAST INTERSECTION OF WOODALE LANE AND MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 300 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 37; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT NO. 37, 31 FEET, MORE OR LESS TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE, 275 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25 FEET, 39.3 FEET TO A POINT IN THE WESTERLY LINE OF LOT NO. 32, THE SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF WOODALE LANE; THENCE NORTHERLY ALONG THE SAME 55 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Rudy Family Limited Partnership by Deed from B & V Enterprises, Inc., a Tennessee corporation filed for record on January 8, 2014 in Instrument No. 20140108-0002026, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2608, 2609, 2610, 2611, 2614, 2615 and 2617 Miami Avenue, Nashville, Tennessee 37214 and 2105 Wooddale Lane, Nashville, TN 37214

Witness my/our hand(s) this 6 day of March, 2014.

Rudy Family Limited Partnership

BY: Mary Frances Rudy
Mary Frances Rudy, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of March 2014, before me personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Partner of Rudy Family Limited Partnership, the within named bargainor, a limited partnership, and that he/she as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th 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
2012 21st Ave. South
Nashville, TN 37212