QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140018042 DEEDQC
Recvd: 03/18/14 10:29 2 pgs
Fees:12.00 Taxes:0.00
20140318-0022241

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MFR-13-1

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 6 DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miami Land, LLC	Miami Land, LLC	
(NAME)	(NAME)	05213005600
2012 21st Avenue South	2012 21st Avenue South	
(ADDRESS)	(ADDRESS)	05213001800
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MIAMI LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **MIAMI LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING **LOT NO 3, ON 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 AND BEING **LOT NO 34 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 THE 3RD CIVIL DISTRICT OF 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 A PORTION OF THE SAME PROPERTY CONVEYED TO MIAMI LAND, LLC BY DEED FROM RUDY FAMILY LIMITED PARTNERSHIP AS SHOWN OF RECORD IN INSTRUMENT NO. 20140318-0022237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS DEED IS TO COMBINE PARCELS AND CONSOLIDATE TAX MAP AND PARCEL NUMBERS.

This is unimproved property known as:
2604 Miami Avenue, Nashville, Tennessee 37214
2605 Miami Avenue, Nashville, Tennessee 37214

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

Miami Land, LLC

Laura Mitchell, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 6 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 himself/herself to be the Authorized Agent of Miami Land, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 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