WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027648 DEEDWARR
Recvd: 04/23/14 10:44 2 pgs
Fees:13.00 Taxes:55.50

20140423-0034091

JG-15-2129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2014.

DEBRA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
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**	
(NAME) **2012 21st Avenue South**	(NAME) **2012 21st Avenue South**	**052-13-0-064.00**
(ADDRESS) **Nashville, TN 37212**	(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 **CARLA ANN MORROW NIXON AND GORDON E. MORROW, JR. AND MARIA LYNN MORROW MURDOCK AND ALISA CAROL MORROW BURTON,** 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 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 Lot No. 25 on the Plan of Wooddale Grove Annex, Subdivision of Part of J.H. Gothard's Lands of record in Plat Book 547, Page 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carla Ann Morrow Nixon and Gordon E. Morrow, Jr. and Maria Lynn Morrow Murdock and Alisa Carol Morow Burton by QuitclaimDeed from Pennington Bend Group, L.P., a Tennessee Limited Partnership of record in Instrument No. 20140414-0030862, Register's Office for Davidson County, Tennessee,

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2129 Wooddale Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 18th DAY OF APRIL, 2014.

Carla Ann Morrow Nixon by Alisa Carol Morrow Burton, attorney-in-fact

Gordon E. Morrow, Jr.

Maria Lynn Morrow Murdock

Alisa Carol Morrow Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISA CAROL MORROW BURTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLA ANN MORROW NIXON, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLA ANN MORROW NIXON. Specific Power of Attorney filed for record in Instrument No. 20140414-0030863, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 18th of April, 2014.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDON E. MORROW, JR., MARIA LYNN MORROW MURDOCK and ALISA CAROL MORROW BURTON the within named bargainors, 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 the 18th of April, 2014.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212