WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074166 DEEDWARR
Recvd: 10/02/14 10:07 2 pgs
Fees:13.00 Taxes:1590.63
20141002-0090967

R-BR-14-2618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 29th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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)
Benjamin Marcus Crosby and Jennifer Crosby	**Arvest Mortgage Company**	
(NAME) **2618 Miami Avenue**	(NAME) **PO Box 399**	**52-13-49.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Lowell, AR 72745**	
(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 **MIAMI LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN MARCUS CROSBY, A MARRIED PERSON; AND JENNIFER CROSBY,** MARRIED, 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. 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.

Being part of the same property conveyed by Quitclaim Deed from Nashville Real Estate Investments, LLC to Miami Land, LLC as recorded on the 18th day of March, 2014 in Instrument No. 20140318-0022146 and part of Warranty Deed from M. Dawn Jenkins, unmarried to Nashville Real Estate Investments, LLC as recorded on the 18th day of March, 2014 in Instrument No. 20140318-0022145, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat of WOODALE GROVE ANNEX, as recorded in Plat Book 547, Page(s) 109 and 110, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2618 Miami Avenue, 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.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2014.

Miami Land, LLC

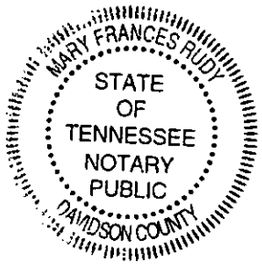
BY:_____
John Gleaves
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MIAMI LAND, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of September, 2014.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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