QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140074166 DEEDQC
Recvd: 10/02/14 10:07 2 pgs
Fees:12.00 Taxes:0.00

20141002-0090968

R-BR-14-2618

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 29th DAY OF September 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRANI 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	**Same as New Owner**	
(NAME)	(NAME)	
2618 Miami Avenue		**52-13-012.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 Number 9 on the Map of J. H. Gothard's Subdivision, of record in Book 547, Page 79, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Miami Land, LLC, by Quitclaim Deed of record in 20140318-0022237, Register's Office for Davidson County, Tennessee.

Subject to a) 2014 property taxes and subsequent years, assumed by the grantee herein; and b) any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2617 Miami Ave, Nashville, Tennessee 37214**.

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)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Benjamin Marcus Crosby, III and Jennifer Kay Crosby
2618 Miami Avenue
Nashville, TN 37214