NEW OWNER:

Nathan Harden
Jennifer Harden
2682 Miami Ave
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0689

Map 052, Group 09-0, Parcel 169.00

BILL GARRETT, Davidson County
Trans:T20160087863 DEEDWARR
Recvd: 10/05/16 15:25 4 pgs
Fees:23.00 Taxes:1502.20
20161005-0105481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Six Thousand and 00/100 Dollars ($406,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MIAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NATHAN HARDEN AND HIS WIFE, JENNIFER HARDEN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING A PARCEL OF LAND IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF MIAMI AVENUE. BOUNDED ON THE EAST BY THE MIAMI PARTNERS GP PROPERTY AS OF RECORD IN INSTRUMENT NO. 201509240097240-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE RIVER GLEN HOMEOWNERS ASSOCIATION PROPERTY AS OF RECORD IN INSTRUMEN TNO. 200412170150273-R.O.D.C., TN. BOUNDED ON THE WEST BY THE GREGORY PAGE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201401130003171-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF MIAMI AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE GREGORY PAGE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201401130003171-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE WITH THE SOUTHERLY MARGIN OF MIAMI AVENUE AND A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4 DEGREES 25 MINUTES 13 SECONDS, A RADIUS OF 649.05 FEET, A LENGTH OF 50.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 31 MINUTES 59 SECONDS EAST, 50.06 FEET TO AN IRON PIN SET;
THENCE, LEAVING SAID MARGIN, A COMMON LINE WITH THE MIAMI PARTNERS GP PROPERTY AS OF RECORD IN INSTRUMENT NO. 201509240097240-R.O.D.C., TN. SOUTH 34 DEGREES 12 MINUTES 13 SECONDS EAST, 117.87 FEET TO AN IRON PIN FOUND;
THENCE, A COMMON LINE WITH THE RIVER GLEN HOMEOWNERS ASSOCIATION PROPERTY AS OF RECORD IN INSTRUMEN TNO. 200412170150273-R.O.D.C., TN., SOUTH 55 DEGREES 03 MINUTES 29 SECONDS WEST, 50.00 FEET TO AN IRON PIN SET;
THENCE, A COMMON LINE WITH THE GREGORY PAGE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201401130003171-R.O.D.C., TN. NORTH 34 DEGREES 12 MINUTES 13 SECONDS WEST, 119.16 FEET TO THE POINT OF BEGINNING. CONTAINING, 5,944 sq.ft. or 0.136 Acres, more or less.

BEING part of the same property conveyed to Miami Partners, GP, a Tennessee General Partnership, by Warranty Deed from Integrity First Realty, LLC, a Tennessee limited liability company, dated September 21, 2015, and of record in Instrument No. 20150924-0097240, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2682 Miami Ave, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **September, 2016**.

MIAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

BRANDON BUBIS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDON BUBIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that (he)/she is the Partner of MIAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 22nd day of September 2016.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **406,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22 day of **September, 2016**.

NOTARY PUBLIC

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Exhibit "A"

NOTES:

1. This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
3. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
4. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
5. This property is located in an area designated "Zone AE" as per the National Flood Insurance Rate Map No. 47037C0227 F, Dated April 20, 2001. 100 YEAR FLOOD ELEVATION=422'.

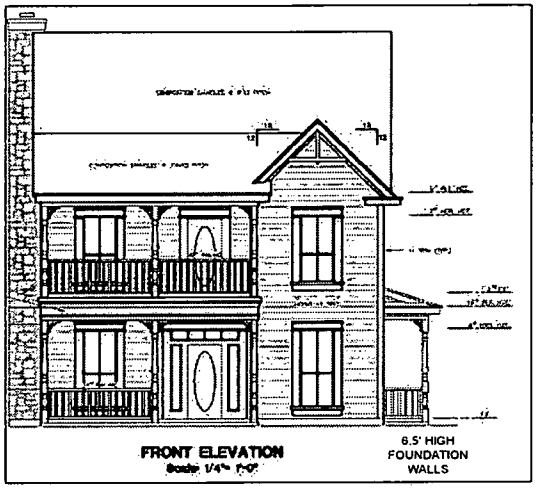
NORTH

0 20 40 60

LEGEND

- PROPERTY LINE
- W WATER LINE
- OHP OVERHEAD POWER LINE
- IPO IRON PIN OLD
- IP IRON PIPE
- WM WATER METER
- F.F.E. FINISHED FLOOR ELEVATION
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	649.05	50.01	50.00	N56°32'09"E	4°24'54"



SITE CALCULATIONS
PRIOR IMPERVIOUS: 1083 sq.ft.
CURRENT IMPERVIOUS: 2683 sq.ft.
NET INCREASE: 1600 sq.ft.
135 sq.ft. Rain Garden
W/ 18" AMENDED SOILS

MIAMI AVENUE (50' RIGHT-OF-WAY)

FORCE MAIN

C1 Δ=4°24'54" R=649.05' L=50.01' CH=50.00' CB=N56°32'09"E

72

BLOCK BLDG

18' CONCRETE DRIVE

MIAMI PARTNERS GP.
MIAMI AVENUE
PARCEL ID# 05209016800
INST.NO. 201509240097240
PT. LOT 73 - WOODDALE GROVE ANNEX
PLAT BOOK 547, PAGE 110
(R.O.D.C., TN)

S34°12'13"E 117.87'

45' M.B.S.L. (AVERAGE)

PORCH

DECK

CONCRETE

30' M.B.S.L.

PROPOSED RESIDENCE F.F.E.=426.5'

N34°12'13"W 119.16'

10' M.B.S.L.

46.87'

13.87'

20' M.B.S.L.

DOWN SPOUT DRAINS

GREGORY PAGE
2680 MIAMI AVENUE
PARCEL ID# 05209017000
INST.NO. 201401130003171
PT. LOT 71 - WOODDALE GROVE ANNEX
PLAT BOOK 547, PAGE 110
(R.O.D.C., TN)

IPO

POST

SEWER PUMP STATION TO BE REMOVED

WOODS

S55°03'29"W 50.00'

RAIN GARDEN
135 sq.ft. TO 18" AMENDED SOILS

2678 MIAMI RES.

AVERAGE SETBACKS

2678 MIAMI = 41.1'
2672 MIAMI = 41.1'
2662 MIAMI = 49.5'
2660 MIAMI = 47.3'

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL

6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections, and radial shots.
8. For: Mr. Bailey Neal.
9. Current Zoning: R15, One & Two Family 15,000 sq.ft. Lot.

TOTAL AREA:
5,944 sq.ft. or 0.136 Ac.±

SITE PLAN
MIAMI PARTNERS, GP PROPERTY
2682 MIAMI AVENUE
METRO PARCEL ID# 05209016900
INSTRUMENT NO. 201509240097240-R.O.D.C., TN.
PART OF LOT 72 - WOODALE GROVE ANNEX SUBDIVISION
PLAT BOOK 547, PAGE 110-R.O.D.C., TN.
15TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 12/3/15

DRAWN BY: BAM PROJECT NO. 15-0683

BRIAN A. MCCAIN REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2256 12/3/15

SURVEYOR'S CERTIFICATE
I(WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY. Brian McCain TN. LICENSE NO. 2256
BRIAN A. MCCAIN, P.L.S.

SOUTHERN PRECISION
LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

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