NEW OWNER:

Les Boyle, Trustee
2684 Miami Avenue
Nashville, TN 37214

SEND TAX BILLS TO:

Les Boyle
27080 Belfast Lane
Hayward, CA 94542

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-0069

Map 052 Group 09-0 Parcel 168.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160100746 DEEDWARR
Recvd: 11/15/16 12:13 3 pgs
Fees:18.00 Taxes:1276.50
20161115-0120322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars** (**$345,000.00**) 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 **THE BOYLE FAMILY TRUST UNDER AGREEMENT DATED MARCH 28, 2014** ("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:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos 72 and 73 on the Plan of Woodale Grove Annex, of record in Plat Book 547, Page 109 and 110, in the Register's Office for said County, described, according to a survey by Ralph W. C. Lambert, Surveyor, dated June 17, 1967, as follows:

Beginning at a point in the southerly margin of Miami Avenue, as widened, as the new front corner of Lots Nos 73 and 74 on said Plan; thence with the line between said Lots, southeastwardly 119.0 feet, more or less, to the original rear lot corners of said lots; thence with the rear lines of Lots 72 and 73, northwestwardly 100 feet to the original rear corner of Lots Nos. 71 and 72; thence with the line between said lots, northwestwardly 116.5 feet, more or less to the southeasterly margin of Miami Avenue, as widened; thence with the margin of Miami Avenue, as widened; thence with the margin of same southeastwardly 100 feet to the point of beginning.

BEING 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 Instrument No. 20150924-0097240, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2684 Miami Avenue, Nashville, TN 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 4th day of **November, 2016**.

MIAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

By: Brandon Bubis it's Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MIAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of **November, 2016**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **345,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of **November, 2016.**

NOTARY PUBLIC

My commission expires:

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017