WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

W-SB-ML-20-2600-X

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 624731 **DEEDWARR**
04/28/2021 02:59:37 PM 2 pgs
Fees: $13.00 Taxes: $795.13

20210428-0056952

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jamie Bailey	**New Owner**	
(NAME) 2606 Miami Ave	(NAME)	**052-13-0-058.00 AND 052-13-0-057.00 AND 052-13-0-056.00**
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIAMI LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE BAILEY, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tracts 2600 and 2602 Miami:
Land in Davidson County, Tennessee, being Lot No. 32 and 33 on the map of Wooddale Grove Annex subdivision of part of the J. H. Gothard's Lands, of record in Book 547, Page(s) 109 and 110, register's office for Davidson County, Tennessee.

Less and Except:
Land in the 3rd Civil District of Davidson County, Tennessee, being parts of Lot Nos. 32, 33, 34, 35, 36 and 37as shown on the plans of Woodale Grove Annex, as of record in Book 547, Page(s) 109 and 110, Register's Office for said county and described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 32, and also being at the southeast intersection of Woodale Lane and Miami Avenue; thence Easterly along the present Southerly Right-of-way line of Miami Avenue 300 feet to a point, said point being the Northeast corner of Lot No. 37; thence Southerly along the Easterly line of Lot No. 37, 31 feet, more or less to a point in the new proposed Southerly right-of-way line of Miami avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 275 feet to a point of curve; thence along said curve having a radius of 25 feet, 39.3 feet to a point in the Westerly line of Lot No. 32, the same being the Easterly right-of- way line of Woodale Lane; thence Northerly along the same 55 feet to the point of beginning.

Tract 2604 Miami:
Land in Davidson County, Tennessee. Being Lot No 3, on the Plan of J.H. Gothard's Subdivision of 9.08 Acres in Pennington Bend, as of Record in Book 547, Page 79, of the Register's Office for Davidson County, Tennessee and Being Lot No 34 on the Map of Wooddale Grove Annex Subdivision of Part of the J. H. Gothard's Lands, of Record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Less and Except:
Land in the 3rd Civil District of Davidson County, Tennessee, Being Parts of Lot Nos. 32, 33, 34, 35, 36 and 37 as Shown on the Plans of Wooddale Grove Annex, as of Record in Book 547, Pages 109 and 110, Register's Office for Said County and Described as Follows:

Beginning at a Point, Said Point Being the Northwest Corner of Lot No. 32, and Also Being at the Southeast Intersection of Wooddale Lane and Miami Avenue; Thence Easterly Along the Present Southerly Right-of-way Line of Miami Avenue 300 Feet to a Point, Said Point Being the Northeast Corner of Lot No. 37; Thence Southerly Along the Easterly Line of Lot No. 37, 31 Feet, More or Less to a Point in the New Proposed Southerly Right-of-way Line of Miami Avenue; Thence Westerly Along the. New Proposed Southerly Right-of-way Line of Miami Avenue, 275 Feet to a Point of Curve; Thence Along Said Curve Having

a Radius of 25 Feet, 39.3 Feet to a Point in the Westerly Line of Lot No. 32, the Same Being the Easterly Right-of-way Line of Wooddale Lane; Thence Northerly Along the Same 55 Feet to the Point of Beginning.

Tracts 2600 and 2602 Miami:

Being a part of the same property conveyed to Miami Land, LLC, a Tennessee limited liability company by Quitclaim Deed from Miami Land, LLC, a Tennessee limited liability company of record in Instrument No. 20140318-0022240 Register's Office for Davidson County, Tennessee, dated March 6, 2014 and recorded on March 18, 2014.

Tract 2604 Miami:

Being the same property conveyed to Miami Land, LLC, a Tennessee limited liability company by Quitclaim Deed from Miami Land, LLC, a Tennessee limited liability company of record in Instrument No. 20140318-0022241 Register's Office for Davidson County, Tennessee, dated March 6, 2014 and recorded on March 18, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 79, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 4002, Page 764, in the 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: **2600 & 2602 & 2604 Miami Ave, 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 27th DAY OF APRIL, 2021.

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 27th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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