Karen Johnson Davidson County
Batch# 780918 DEEDWARR
12/29/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20211229-0170929

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00. Claire H Jordan Affiant Subscribed and sworn to before me, this the 17th day of December, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

36678

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ByourBed, LLC	New Owner(s)	093-02-3-175.00
P.O. Box 1302	P.O. Box 1302	
Brentwood, TN 37027	Brentwood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK J. MILES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYOURBED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, being part of Lot 26 on the Plan of the original Town of Nashville, not of record, described as follows:

Beginning at a point on the Easterly margin of Third Avenue North. 39.4 feet, more or less, South of the Southerly margin of Bank Alley, being the Southwest corner of the property conveyed to Mattie C. McConnell by deed from Elizabeth C. Thompson in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of Third Avenue North, Southwardly 20 feet 5 inches to the Northwest corner of the property conveyed to Walter Bracy by deed from Richard Rowland, et al, of record in Book 1081, page 329, said Register's Office; thence with Bracy's Northerly line Eastwardly 108 feet 4 inches, more or less, to the Westerly margin of an alley, thence with said alley Northwardly 20 feet 5 inches to the Southwest corner of the said McConnell Property, thence with said McConnell's southerly line, Westwardly 108 feet 4 inches, more or less, to the point of beginning.

Being the same property conveyed to Susan V. Mitchell, Trustee of the A. Vincent Vayda Revocable Living Trust by Warranty deed from Bergen Davidson, LLC of record in Instrument No. 20091012-0094586 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 12, 2009, Scrivener's affidavits recorded in Instrument No. 20091105-0102220 and 20160304-0020958.

Being the same property conveyed to Frank J. Miles, a married man, by Warranty Deed from Susan V. Mitchell, Trustee of the Vincent Vayda Revocable Living Trust of record

in Instrument No. 20200924-0109715 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 24, 2020.

Being also known as 216 3rd Avenue North, Nashville, Tennessee 37201.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 216 3rd Avenue North, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

* This being investment property only, having never been the personal residence of the Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December 2021.

Frank J. Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank J. Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of December, 2021.

Notary Public

My Commission Expires: 9/27/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/21/21.

George E. Mudter, Jr.
Dated 12/21/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/21/21

My commission expires 10/2/2023

