FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 5, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160011017 DEEDWARR
Recvd: 02/09/16 13:39 2 pgs
Fees:13.00 Taxes:351.50
20160209-0012508

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Spaces, LLC	**Same as New Owner**	**119 01 0 186.00**
(NAME) 401 Fesslers Lane	(NAME)	
(ADDRESS) **Nashville,TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Karen Elaine Walker (formerly Karen Elaine Ferguson),** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Spaces, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 7 of Block "B" on the map of the First Mortgage Bond Company's Subdivision of part of Block "B" Overhill City Subdivision as of record in Book 843, page 28, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of Burbank Avenue and runs back 134.4 feet more or less on the northerly line and 134.3 feet more or less on the southerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Karen Elaine Ferguson by Affidavit of Heirship filed on May 22, 2015 at Instrument Number 20150522-0047632; and by Quitclaim Deeds filed November 24, 2015 at Instrument Number 20151124-0119352, 20151124-0119353 and 20151124-0119354, said Register's Office. Karen Elaine Ferguson is now married and known as Karen Elaine Walker.

This was never the marital residence for Karen Elaine Walker and her-spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2207 Burbank Avenue, Nashville, TN 37210**
(House Number) (Street) (City, State) (Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC - 1058

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **February, 2016**.

Karen Elaine Walker

Karen Elaine Walker

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Karen Elaine Walker**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **February, 2016**.

NOTARY PUBLIC

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County