BILL GARRETT, Davidson County
Trans:T20160021408 DEEDWARR
Recvd: 03/16/16 09:03 2 pgs
Fees:13.00 Taxes:851.00
20160316-0024798

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1129

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany Petty Jimmy Petty 1403 Davidson Street Nashville, TN 37206	New owner	094-05-0-104.00

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2016.

Notary Public

My Commission Expires: June 19, 2018
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Southern Spaces, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brittany Petty and husband, Jimmy Petty,** hereinafter called the Grantees, their heirs 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 Lot No. 46 on the Plan of Shelby Heights, Section 1, Revised, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Travenia Holden as Conservator for Angelia Lanier, dated October 20, 2015, recorded October 23, 2015, of record in Instrument No. 20151023-0108109, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1403 Davidson Street, Nashville, TN 37206**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Shelby Heights, Section 1, Revised, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee. (4) Restrictive Covenants of record in Book 2810, page 475, Register's Office for Davidson County, Tennessee. (5) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands on the **11th** day of **March, 2016**.

SOUTHERN SPACES, LLC,
a Tennessee limited liability company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lannie K. Boswell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager** of **Southern Spaces, LLC,** the within named bargainor, a limited liability company, and that he as such **Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and Official Seal this the **11th** day of **March, 2016**.

_____
Notary Public
My Commission Expires:

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