THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20160066035 DEEDWARR
Recvd: 08/01/16 15:25 2 pgs
Fees: 13.00 Taxes: 878.75
20160801-0079242

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2016.

EVA R. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 10/17/16

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheila Roser 2207 Burbank Avenue Nashville, TN 37210	New Owner	11901018600

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 **Sheila Roser**, 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:

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" Overbill City Subdivision as of record in Book 843, Page 28, Register's Office for said County.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karen Elaine Walker (formerly Karen Elaine Ferguson), recorded on the 9th day of February, 2016 in Instrument No. 20160209-0012508, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2207 Burbank Avenue, Nashville, TN37210

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 their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) 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.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 28th day of July, 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 of the State and County aforesaid, personally appeared Lannie K. Boswell, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Manager of Southern Spaces, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Lannie K. Boswell as its Manager.

WITNESS my hand and seal at office this 28th day of July, 2016.

_____
Notary Public

My Commission expires: 10/17/16

EVA R. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY