BILL GARRETT, Davidson County
Trans:T20160077374 DEEDWARR
Recvd: 09/02/16 14:35 2 pgs
Fees:13.00 Taxes:1606.73
20160902-0092813

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $434,250.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2016.

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6/2/2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Griffin Valerie Katsorhis 1602 Douglas Avenue Nashville, TN 37206	Embrace Home Loans 25 Enterprise Center Newport, RI 02842	83-2-191.00

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, f/k/a Boswell's Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tyler Griffin and Valerie Katsorhis, a married couple as Tenants by the Entirety**, 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. 102 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Boswell's Holdings, LLC by Warranty Deed from Thomas Hardison, Jr. and William Covington and Freddie Hardison and Timothy Hardison and Durant Hardison and Nathaniel Hardison Bashari and Larry Darnell Covington and Renita Hardison and Brandon Hardison and Tosha Hardison, dated July 16, 2015, recorded July 24, 2015, of record in Instrument No. 20150724-0072755, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Thomas J. Hardison et us Mildred C. Hardison by Warranty Deed from Chloe Lee Harris, a widow, dated August 13, 1976, recorded August 18, 1976, said Register's Office. The said Mildred C. Hardison having since died, property vesting in Thomas J. Hardison by operation of law as sole surviving heir in the entirety. The said Thomas J. Hardison having since died intestate on November 25, 2014, property passing to his heirs at law as attested to in Affidavit of Heirships of record in Instrument No. 20150724-0072753 and in Instrument No. 20150724-0072754, said Register's Office.

This is improved property located at: 1602 Douglas Avenue, 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 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 31st day of August, 2016.

Southern Spaces, LLC, f/k/a/ Boswell's Holdings, 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 f/k/a Boswell's Holdings, 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 Southern Spaces, LLC, f/k/a Boswell's Holdings, LLC, by the said Lannie K. Boswell, as its Manager.

WITNESS my hand and seal at office this 31st day of August, 2016.

_____
Notary Public

My Commission expires: _____

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