THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2016.

Notary Public
My Commission Expires: 3/7/17

BILL GARRETT, Davidson County
Trans:T20160084220 DEEDWARR
Recvd: 09/26/16 10:52 2 pgs
Fees:13.00 Taxes:407.00
20160926-0101077

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	91-9-123.00

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, **Eddie Howard Kerr, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces, LLC a Tennessee limited liability company**, 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 the easterly 50 feet of the southerly 150 feet of Lot No. 50 on the Plat of T. M. Nall's subdivision of Lots 18, 19 and 20 of the B. F. Cockrill Farm, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning on the northerly margin of Deal Avenue at the southeast corner of part of said Lot No. 50 conveyed to Howard J. Ragsdale and wife, by deed from C. A. Hays and wife, of record in Book 1391, page 4, Register's Office for Davidson County, Tennessee; thence with said Ragsdale's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Deal Avenue 50 feet; thence southwardly 150 feet to the northerly margin of Deal Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Eddie Howard Kerr by Quitclaim Deed from William Roger Kerr and Deborah Sue Kerr Harper, dated October 20, 1995, recorded November 3, 1995, of record in Book 9849, page 290, Register's Office for Davidson County, Tennessee.

And further, being the same property conveyed to Thomas A. Kerr and wife, Gladys O. Kerr by Warranty Deed from Edwin B, Baskin and wife, Rebecca R. Baskin, dated November 15, 1958, recorded November 18, 1958, of record in Book 2855, page 91, Register's Office for Davidson County, Tennessee. Thomas A. Kerr having since died on Ocotber 21, 1978, property vesting in Gladys O. Kerr by operation of law as sole surviving heir in the entirety. Gladys O. Kerr, a widow woman having conveyed said property to Gladys O. Kerr and son William Roger Kerr by Quitclaim Deed (straw man) from John Denton Dookins, Trustee, dated April 6, 1979, recorded April 6, 1979, of record in Book 5417, page 34, said Register's Office. Gladys O. Kerr having since died on March 30, 1995, her 1/2 interest passing to her heirs at law: William Roger Kerr; Deborah Sue Kerr Harper and Eddie Howard Kerr according to the terms of the Last Will & Testament of Gladys O. Kerr, of record in Will Book 197, page 176, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, File No. 95P589.

This is ☒ Improved OR ☐ Unimproved property located at: 5904 Deal Avenue, Nashville, TN 37029

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 23rd day of September, 2016.

Eddie H Kerr

Eddie Howard Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Eddie Howard Kerr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2016.

L. M. Corriveau

Notary Public
My Commission expires: _____

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