THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16554 9

BILL GARRETT, Davidson County
Trans:T20160093553 DEEDWARR
Recvd: 10/24/16 10:59 2 pgs
Fees:13.00 Taxes:712.25
20161024-0112030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2016.

Notary Public

My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
508 Investors, LLC PO Box 745 Shelbyville, TN 37162	New Owner	072-10-0-324.00

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 a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **508 Investors, 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 Lot 60, MAP OF CHARLES U. COGGINS FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 421, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Rosa L. Mathers, unmarried, dated August 31, 2016, of record in Instrument No. 20160902-0092617, and further being the same property conveyed by Quitclaim Deed from Rosa M. Woodard, unmarried to Rosa L. Mathers, unmarried as recorded on the 31st day of March, 2005 in Instrument No. 20050331-0035010; Quitclaim Deed from Rosa L. Mathers, a widow to Rosa L. Mathers and Rosa M. Woodard, both unmarried as recorded on the 7th day of June, 2001 in Instrument No. 20010607-0060035 and Installment Deed from L. T. Stevens and wife, Ruth E. Stevens to Orlando L. Mathers and wife, Rosa L. Mathers as recorded on the 4th day of March, 1966 in Deed Book 3993, Page 885, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 1623 Chase Street, Nashville, TN 37216

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 20th day of October, 2016.

Southern Spaces, LLC,
A Tennessee limited liability company

By: _____
Lannie K. Boswell, Member

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 Member of Southern Spaces, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Southern Spaces, LLC, by the said Lannie K. Boswell as its Member.

WITNESS my hand and seal at office this 20th day of October, 2016.

_____
Notary Public

My Commission expires: _____

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