WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16 5738

BILL GARRETT, Davidson County
Trans:T20170001009 DEEDWARR
Recvd: 01/05/17 09:52 2 pgs
Fees:13.00 Taxes:680.80
20170105-0001157

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Southern Spaces, LLC	**Southern Spaces, LLC**	**07115017700**
1329 Pennock Avenue	**401 Fesslers Lane**	
Nashville, TN 37207	**Nashville, TN 37210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Meridian Development LLC

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 Lots No. 247 and 248 on the Plan of Highland Land Company's subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 247 and 248 adjoin and front together 50 feet on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being part of the same property conveyed to Meridian Development LLC, from Richland South, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 15, 2016, of record in Instrument No. 20160707-0069368, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1329 Pennock Avenue, Nashville, TN 37207.

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 in 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. Wherever 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 my/our hand(s) this 4th day of January, 2017.

Meridian Development LLC
By: Ryan Lee Stackhouse
Its: Member

Meridian Development LLC
By: Shahin Shariati
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **RYAN LEE STACKHOUSE** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is A MEMBER of MERIDIAN DEVELOPMENT, LLC and that he is authorized by MERIDIAN DEVELOMENT, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of January, 2017.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

My Commission Expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SHAHIN SHARIATI** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is A MEMBER of MERIDIAN DEVELOPMENT, LLC and that he is authorized by MERIDIAN DEVELOMENT, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of January, 2017.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

My Commission Expires: 11/5/18