WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165579

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170003608 DEEDWARR
Recvd: 01/13/17 09:48 2 pgs
Fees:13.00 Taxes:1257.63
20170113-0004115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 3rd day of January, 2017.

Notary Public

My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick M. Mazie Renee Mazie 1124 Stainback Avenue Nashville, TN 37207	Wells Fargo Bank N.A. Po Box 11701 Newark, NJ 07101	082-03-0-326.00

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 **Patrick M Mazie and Renee Mazie, husband and wife**, 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 Sharpe & Horns 1st Addition to Northeast Nashville, of record in Plat Book 57, page 152, 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 Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Helen D. Pride and Nathaniel C. Pride, Jr., wife and husband, dated March 14, 2016, recorded March 17, 2016, of record in Instrument No. 20160317-0025386, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Helen D. Pride, a married woman by Quitclaim Deed from Helen D. Hopkins, a married woman, dated May 11, 2005, recorded May 19, 2005, of record in Instrument No. 20050519-0056580, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: 1124 Stainback Ave, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2017 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 3rd day of January, 2017.

Southern Spaces, LLC,
a Tennessee limited liability company

By: _____
Lanie Kyle Boswell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lanie Kyle 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 Lanie Kyle Boswell as its Member.

WITNESS my hand and seal at office this 3rd day of January, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public

My Commission expires: 2/25/20