BILL GARRETT, Davidson County
Trans:T20170013041 DEEDQC
Recvd: 02/13/17 12:07 2 pgs
Fees:12.00 Taxes:0.00

20170213-0014781

QUIT CLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37210	Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37210	Part Of: 07115017700 **<u>** The purpose of this deed is to create two separate parcels.</u>**

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Andrea Boswell
Affiant

BRYAN NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Subscribed and sworn to before me, this the 13 day of February, 2017.

Notary Public

My Commission Expires: 9-10-2018
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **SOUTHERN SPACES, LLC**, a Tennessee limited liability company ("Grantors"); have bargained and sold and by these presents do transfer, quitclaim and convey unto **SOUTHERN SPACES, LLC,** a Tennessee limited liability company ("Grantee"), Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, commonly known as 1329 Pennock Avenue, Nashville, TN 37207, as more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 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, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 248 fronts 25 feet on the Easterly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company, by warranty deed from Meridian Development, LLC, dated January 4, 2017, recorded January 5, 2017, of record in Instrument No. 20170105-0001157, Register's Office for Davidson County, Tennessee.

The purpose of this deed is to create two separate parcels.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record as well as all applicable zoning and building regulations.

SOUTHERN SPACES, LLC

By: Kyle Boswell

Name: Kyle Boswell

Title: Owner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Owner for Southern Spaces, LLC and that he/she is authorized by Drees Premier Homes Inc. to execute this instrument on its behalf.

Witness my hand and seal this 13 day of February, 2017.

Notary Public

BRYAN NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

My commission expires: 9-10-2018